

35 James Herald Terrace,

Monifieth, DD5 4JJ

OFFERS OVER £325,000

Contact Solicitors for an appointment to view

01382 203000

Chamber Practice





- **DETACHED VILLA**
- **SOUGHT AFTER LOCATION**
- **HALLWAY**
- **LOUNGE WITH FRENCH DOORS**
- **MODERN KITCHEN WITH SPACE FOR DINING**
- **DINING ROOM/HOME OFFICE/BEDROOM 5**
- **4 DOUBLE BEDROOMS**
- **FAMILY BATHROOM & EN SUITE SHOWER ROOM**
- **DG & GCH**
- **PRIVATE GARDENS**
- **GARAGE & GENEROUS DRIVEWAY**
- **EXCELLENT SCHOOL CATCHMENTS**
- **MOVE IN CONDITION**
- **LOVELY FAMILY HOME**

Fantastic opportunity to purchase this well presented 4 bed detached family home situated in a quiet location in a highly sought after modern estate within walking distance of Ethiebeaton Park and a short drive from central Monifieth with its wide range of amenities including local shops, supermarket, cafes, bars, take-aways, beach front and main bus route. The property is also located within excellent school catchments.

Accommodation comprises a welcoming entrance hallway leading to a bright and spacious lounge featuring a beautiful bay with French doors opening directly onto the south-facing rear garden, allowing an abundance of natural light to fill the room. The generous layout offers ample space for both relaxing and entertaining, while the garden outlook creates a pleasant and tranquil backdrop. Situated to the front of the property is a versatile reception room with bay window filling the space with natural light. Currently used as a home office/sitting room this room offers excellent flexibility and could easily serve as a dining room or fifth bedroom, depending on individual needs. The property further benefits from a well-appointed kitchen with integrated appliances and ample space for dining, creating a practical and sociable hub of the home.

Upstairs, there are four well-proportioned double bedrooms, including a generous principal bedroom with en suite shower room and a family bathroom serves the remaining bedrooms.

Externally, the property enjoys a beautifully landscaped south-facing rear garden, with summer house, lighting and hot and cold water taps offering a private outdoor space ideal for relaxing and family activities. To the front, there is a garage and a lengthy driveway, providing off-street parking for several vehicles and a secure bicycle store.

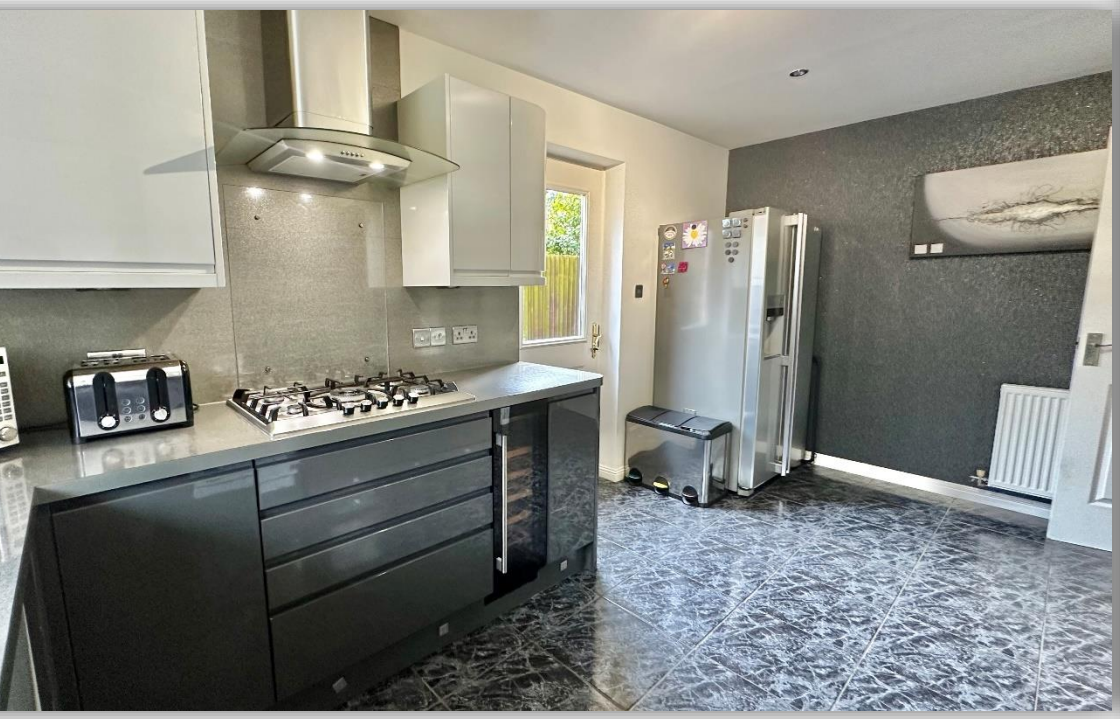
Early viewing of this ready to live in family home is highly recommended to avoid disappointment.

Dundee, the City of Discovery, is a modern and vibrant city set in a stunning location at the mouth of the River Tay on the east coast of Scotland with a population of approx. 142,000.

The city benefits from a central geographic location, with 90% of Scotland within 90 minutes drive. Dundee is a main station on the UK east coast line, has excellent motorway network access and a regional airport with direct flights from London. It is also a significant cruise ship port and is currently undergoing a multimillion pound regeneration of its waterfront connecting the city centre to the River Tay once again.

Dundee is attracting inward investment from around the world and has been receiving recognition on the world stage, being described as the best city U.K, and one of the best places in Europe to visit.







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Included in the sale are all carpets and floor coverings, window blinds and curtain poles where fitted, light fittings, integrated appliances, summerhouse, bicycle shed, some garden furniture and garden ornaments.

These particulars have been carefully prepared and are believed to be correct, but their accuracy is not guaranteed and prospective purchasers must satisfy themselves as to the various points mentioned herein before offering. All measurements have been taken using an electronic measurement device and are not guaranteed.