

13 Dalhousie Park,
Monifieth DD5 4ES







*Charming One-Bedroom Bungalow in Sought-After Monifieth Location*

1 Bed  1 Bath  1 Reception

Nestled within the peaceful cul-de-sac of Dalhousie Park, this well-presented one-bedroom end-terraced bungalow offers comfortable, move-in-ready accommodation in a popular residential area of Monifieth. Ideally situated for convenient access to a wide range of local amenities, the property is sure to appeal to first-time buyers, downsizers, or those seeking easy single-level living.

The accommodation comprises an entrance hallway with a generous storage cupboard, a bright and spacious lounge, and fitted kitchen. The property further benefits from a well-proportioned double bedroom and a modern shower room.

Practical features include double glazing and gas central heating, ensuring year-round comfort and efficiency. Included in the sale will be all floor/window coverings and light fittings along with the shed in the rear garden.

Externally, there is a neat garden area to the front, while the fully enclosed rear garden has been designed with low maintenance in mind, incorporating a combination of paving, stone chippings, and attractive mature planting. There is an additional storage shed which is located along the communal path at the rear of the property. Ample residents' and visitor parking is available nearby.

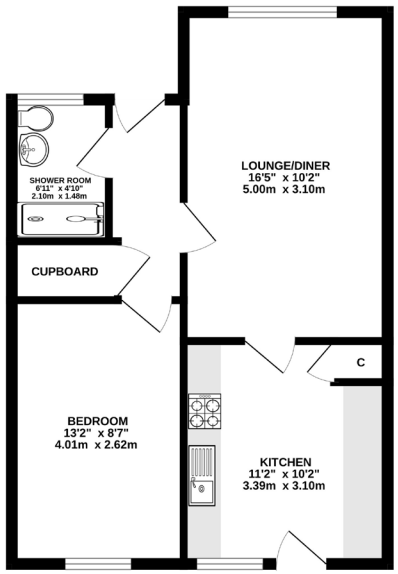
Early viewing is highly recommended to appreciate the accommodation and location on offer.

## Offers Over £125,000

### Features

- Hall with storage off
- Bright and spacious lounge
- Fitted Kitchen
- Double Bedroom
- Shower Room
- Gas central heating
- Double glazing
- Residents' and visitor parking
- EPC Rating D

GROUND FLOOR




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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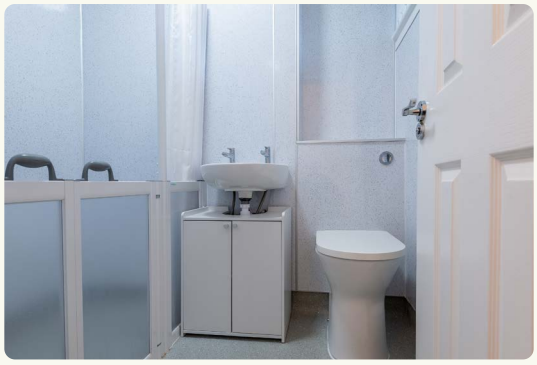



Dundee is Scotland's fourth-largest city and one of its sunniest. Set on the north shore of the River Tay, it was named by The Sunday Times as one of Britain's top twelve places to live. As a UNESCO City of Design, Dundee has seen major waterfront redevelopment, including the V&A Dundee, which opened in September 2018, alongside attractions such as RRS Discovery and HMS Unicorn. The city also offers a rich cultural scene, with museums, art centres and theatres including The McManus: Dundee's Art Gallery & Museum and Dundee Contemporary Arts. Dundee combines culture, history and education, with two football clubs, the University of Dundee and Abertay University, and the renowned Ninewells Hospital. Residents and visitors benefit from a wide choice of bars, restaurants and amenities, as well as excellent transport links via the mainline railway, airport and the A90 trunk road between Edinburgh and Aberdeen.

**FOR VIEWING:**

**By appointment only**

Contact Lindsays on:

01382 802050 dundeeproperty@lindsays.co.uk property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.