

19 Milton Street, Monifieth, DD5 4QF

Offers Over £80,000

Contact Solicitors for an appointment to view

01382 203000

Chamber Practice



- **Fully Furnished One Bed Bungalow**
- **Sought After Location Close to Many Amenities**
- **Hallway**
- **Lounge With Patio Doors**
- **Kitchen With White Goods**
- **Stylish Shower Room**
- **Double Bedroom**
- **DG & GCH**
- **Excellent Storage Facilities**
- **Private Gardens**
- **Car Park**
- **Absolute Move in Condition**
- **Ideal Downsize Property**

Excellent opportunity to purchase this well presented, fully furnished one bedroom terraced bungalow, ideally suited to a single occupant, couple, downsizer or investor, offering comfortable accommodation together with private gardens and convenient parking facilities.

The property is entered via a hallway with useful built-in storage facilities and providing access to all principal accommodation. The bright and welcoming lounge features sliding patio doors opening onto the attractive south-facing rear garden, creating a pleasant connection between the living space and the private outdoor area. There is also a connecting door from the lounge to the kitchen, which is fitted with a range of units and includes a slot-in gas cooker, washing machine, fridge freezer and microwave.

The modern shower room is fully tiled and fitted with a contemporary suite, while the spacious double bedroom benefits from built-in wardrobes providing excellent storage.

Externally, the property enjoys private gardens to both the front and rear, with the rear garden benefiting from a desirable southerly aspect. A useful storage cellar is located adjacent to the front entrance, while car parking facilities are available to the rear.

Further benefits include double glazing and gas central heating. The property is offered for sale fully furnished, providing an attractive opportunity for those seeking a ready to occupy home.

PLEASE NOTE: Prospective purchasers should be aware that mortgage/lending facilities may be unavailable from some lenders. The property would therefore ideally suit a cash buyer and prospective purchasers are advised to make their own enquiries with their chosen lender or financial adviser.



The popular coastal town of Monifieth is situated on the northern shore of the Firth of Tay, approximately six miles east of Dundee. The town offers an excellent range of local amenities including shops, supermarkets, cafés, restaurants and leisure facilities, together with primary and secondary schooling.

The town enjoys an attractive coastal setting with a sandy beach, promenade and scenic walking routes, while Monifieth Golf Links provides excellent golfing facilities. There are also a number of parks and countryside attractions nearby, including Monikie and Crombie Country Parks.

Monifieth is particularly popular with commuters, benefiting from convenient road and public transport connections to Dundee, Broughty Ferry, Carnoustie and the surrounding Angus area, while the nearby A92 provides easy access to the wider region.







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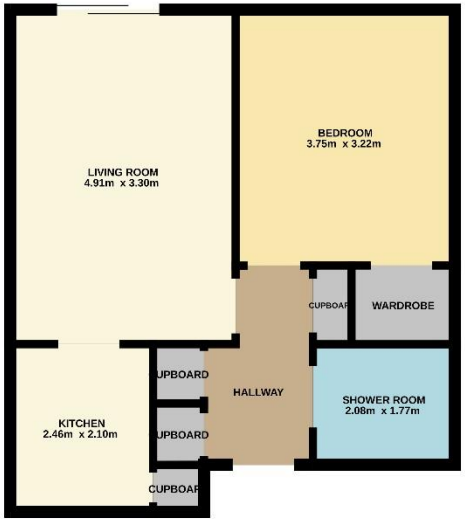
GROUND FLOOR
45.0 sq.m. approx.



TOTAL FLOOR AREA : 45.0 sq.m. approx.

This property is being sold will all furniture, furnishings, white goods and garden shed included.

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