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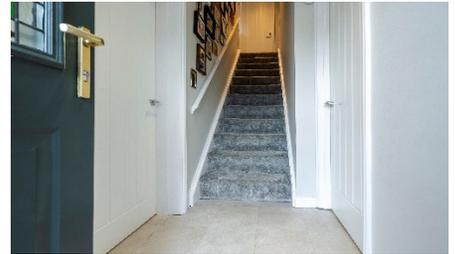
01382 206000

property@mmlaw.co.uk

01382 206000 DUNDEE CITY | ANGUS | FIFE

9 Boyack Crescent, Monifieth, DD5 4EW

Offers Over
£300,000



***"Lovely Spacious Family Home In A
Desirable Location"***

Accommodation: Entrance Hallway, Open Plan Lounge leading to Dining Area and Spacious Modern Kitchen, Three Double Bedrooms with the Master Bedroom having an En-Suite Shower Room, Family Bathroom, Conservatory Extension, Double Glazing & Gas Central Heating, Gardens to Front & Rear, Driveway & Garage Conversion.



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Description

Excellent opportunity to purchase this immaculately presented Detached Two Storey Villa set in a highly sought after location. This spacious family home provides excellent accommodation over two floors and has many attractive features throughout. There is also a conservatory extension and a garage conversion.

Accommodation comprises on the ground floor- entrance hallway, open plan spacious lounge leading through to the dining area where there is ample space for dining table and chairs and leads into modern fitted kitchen. The kitchen is fitted with integrated dishwasher and Rangemaster which are included in the sale (no warranties are giving). There is also space for fridge freezer and washing machine.

On the upper level there are three double bedrooms with the master bedroom having a three piece en-suite shower room. The family bathroom is fitted with three piece suite with mains shower fitted over the bath.

The property benefits from gas central heating throughout and double glazing.

Early viewing is highly recommended to avoid disappointment.

Outside

Outside there are garden grounds to the front side and rear. The front garden has been fully laid in mono-block providing parking. The rear garden has a timber decked patio with the remaining areas laid in grass.

Area

The property forms part of a private residential cul-de-sac comprising of similarly styled properties. It is situated to East of central Monifieth where there are a range of local amenities and facilities including schools at both primary and secondary levels, shops and bus routes.

Included In Sale

All carpets and floor coverings, window fitments and light fitments where fitted.



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Viewing

By appointment through Solicitors on 01382 206000 or alternatively for evenings and weekends telephone 07590 849366.

Home Report

Contact Solicitor for a Copy of the Home Report.

Accommodation

Lounge	10'10" x 21'7"
Kitchen	8'3" x 15'2"
Dining Room	14'8" x 9'7"
Conservatory	13'11" x 8'5"
Master Bedroom	11'2" x 9'2"
En-Suite	5'7" x 6'7"
Bedroom 2	8'10" x 15'10"
Bedroom 2	7'10" x 10'2"
Family Bathroom	7'3" x 5'7"



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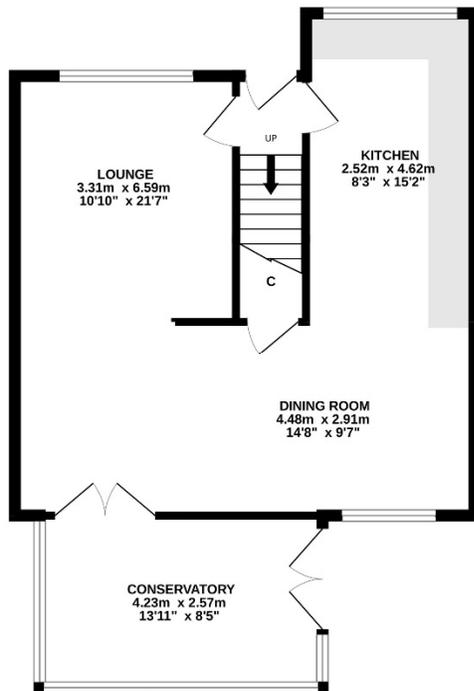


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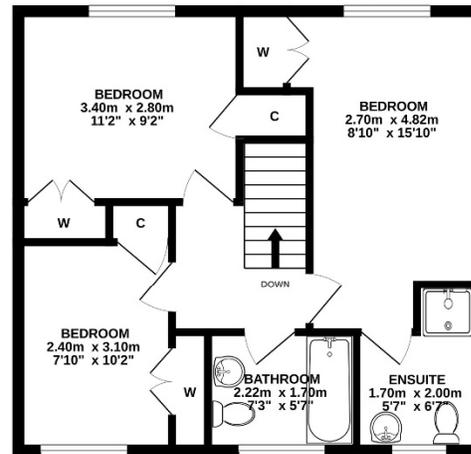
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GROUND FLOOR



1ST 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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