



MML Law

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01382 206000 DUNDEE CITY | ANGUS | FIFE

31 Provost Walk, Monifieth, DD5 4SH

Offers Over
£240,000



***“Detached Chalet Villa With Conservatory
Extension In A Lovely Quiet Neighbourhood”***

Accommodation: Entrance Hall, Lounge, Kitchen, Sitting Room/Dining with Conservatory Extension, Bathroom and 3 Bedrooms, Double Glazing, Gas Central Heating, Driveway, Garage & Gardens.



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Description

Fantastic opportunity to purchase a detached villa in a much sought after established residential location to the north side of Monifieth and benefits from gas central heating and double glazing throughout.

The property comprises, at ground floor level, Entrance Hall, Spacious lounge offering comfortable living space, fitted kitchen with ample wall and base mounted units, sitting room/dining room with French doors opening into the conservatory, double bedroom and bathroom with three piece white suit. On the upper level are two further good sized double bedrooms.

The property requires some modernisation but has great potential for modern family living.

Viewing is highly recommended.

Outside

Private garden grounds are located to the front, side and rear elevations, incorporating a mono-block driveway. The gardens are generally of a low maintenance design, laid in chips with feature paving and mono-block finishes. Detached Single Garage.

Area

Monifieth is a small Angus town situated 6 miles to the East of Dundee. The highly sought after town has a wide selection of amenities including excellent schools, shops, social and leisure facilities with Monikie and Crombie Country Parks offering a range of leisure pursuits for all the family. The area is also well known for its beach and access to many well known golf courses. Monifieth is an ideal location for commuting to Broughty Ferry, Carnoustie, Arbroath and Dundee. Monifieth has regular bus and train services.



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Included In Sale

All carpets and floor coverings and window blinds where fitted.

Viewing

By appointment through Solicitor, to view telephone 01382 206000.

Home Report

Contact Solicitors for a copy of the Home Report.

Accommodation

Lounge	11'6" x 14'11"
Kitchen	10'1" x 12'
Conservatory	10' x 10'
Bedroom 1	8' x 11'6"
Bathroom	5'7" x 6'11"
Bedroom 2	13'3" x 11'2"
Bedroom 3	11'2" x 13'3"



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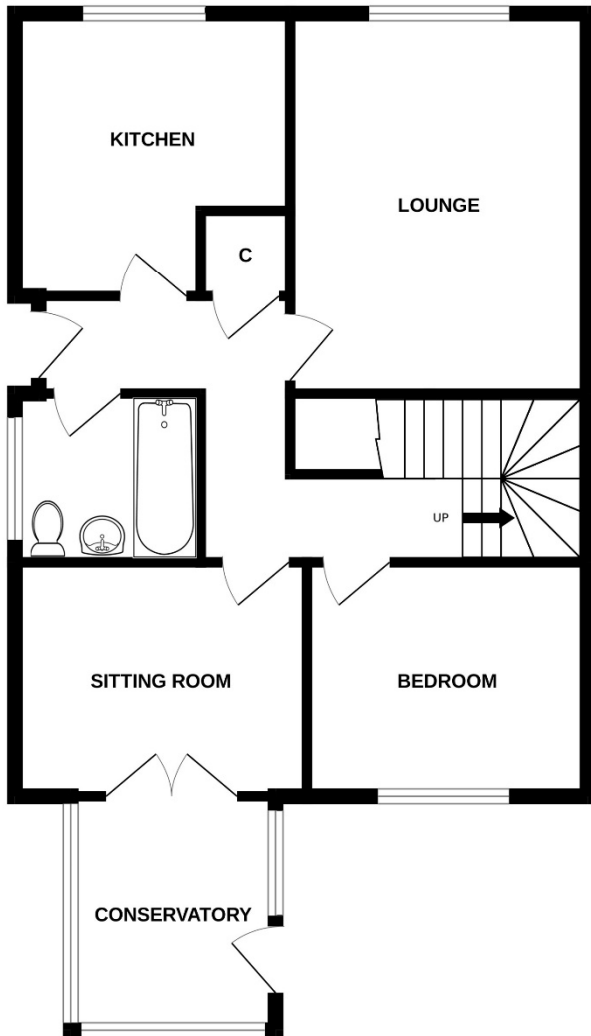


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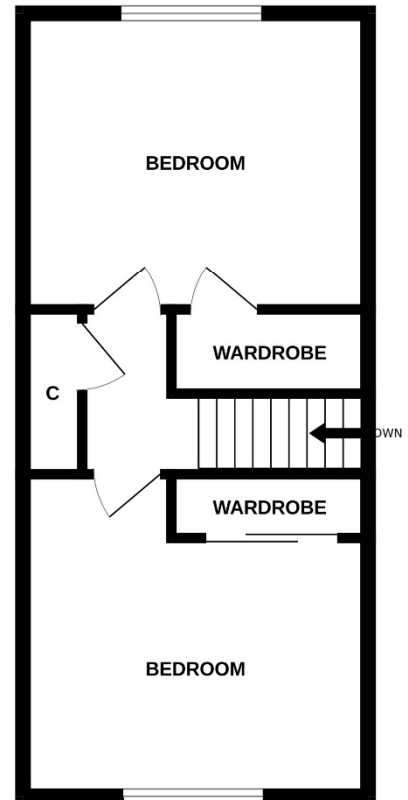
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GROUND FLOOR



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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