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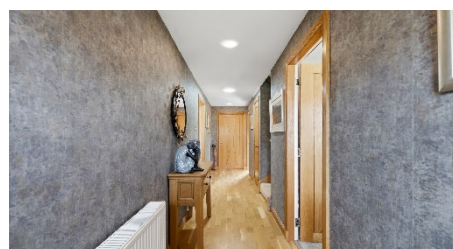
01382 206000

property@mmlaw.co.uk

01382 206000 DUNDEE CITY | ANGUS | FIFE

31 Wemyss Crescent, Monifieth, DD5 4RA

Offers Over
£300,000



***"Immaculately Presented
Detached Chalet Bungalow"***

Accommodation: Entrance Hallway, Lounge/Diner, Kitchen, 3 Bedrooms and Cloakroom with WC, Family Bathroom, Gas Central Heating, Double Glazing, Gardens & Driveway.



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Description

MML are delighted to bring to the market this immaculately presented Detached Chalet Bungalow in a highly desirable development and sought after residential location within Monifieth. The property is laid out over two floors and provides excellent living accommodation and will make an ideal family home.

The property is perfectly positioned in a no through road thorough fayre and is surrounded by similarly styled properties. Conveniently located for amenities, shops, schools at both primary and secondary levs and transport links.

Accommodation comprises on the ground floor- Entrance hallway, spacious Lounge/Diner providing ample space for dining table and chairs, modern kitchen fitted with a range of wall and bas mounted units with a range of integrated appliances including fridge freezer, washing machine, dishwasher and a rangemaster cooker with electric oven and gas hob, good sized bedroom and cloakroom with WC.

On the upper level there are a further two double bedrooms and family bathroom with three piece suite which includes pedestal wash hand basin, bath/shower and WC.

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

Properties in this category are highly sought after we therefore recommend early viewing to avoid disappointment.

Outside

To the front there is a small area of garden ground laid in grass with hedgerow with off street parking driveway. The rear garden is fully enclosed and has been landscaped with paved patio areas and lawns, the rear garden provides a safe environment for children and a quite spot for alfresco style eating.



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Area

Monifieth is well served by a whole host of amenities and not forgetting the lovely seafront and beach areas together with the wonderful golf links within easy reach.

Viewing

By appointment through Solicitors on 01382 206000 or alternatively for evenings and weekends telephone 07964 937694.

Home Report

Contact Solicitor for a Copy of the Home Report.

Included In Sale

All floor coverings, window fitments, integrated appliances in the kitchen, garden shed.

Accommodation

Lounge/Dining Area	30' x 10'11"
Kitchen	12'2" x 8'7"
WC Cloakroom	6'3" x 3'5"
Bedroom 1	11'3" x 8'7"
Bedroom 2	10'4" x 9'9"
Bedroom 3	13' x 11'5"
Bathroom	7'9" x 5'6"



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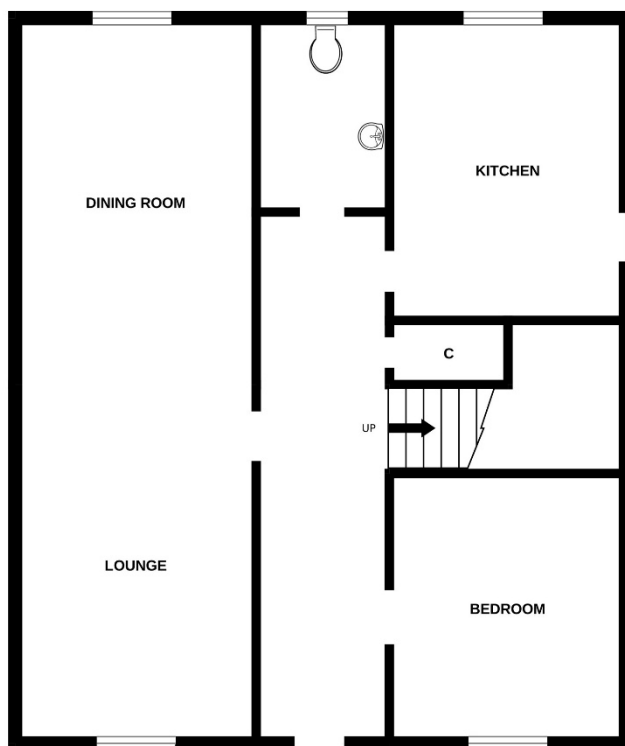
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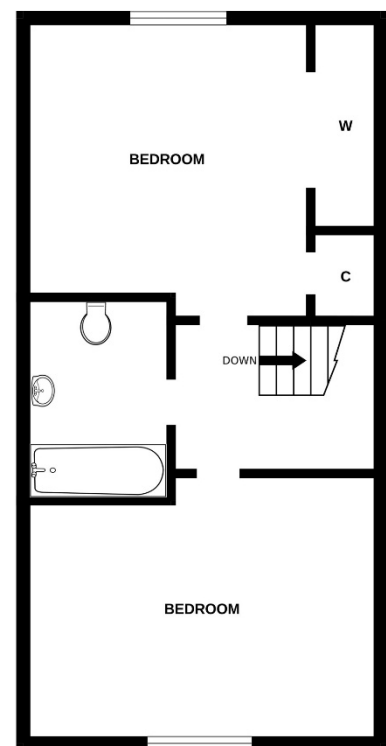
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GROUND FLOOR



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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