



17 North Bank Street, Monifieth, Dundee, Angus, DD5 4LN

Tastefully Presented, Two Bedroom, Upper Villa with Gardens & Driveway

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Property Description

Tastefully presented and spacious, two-bedroom, traditional upper villa with gardens and a driveway. Set on a quiet residential street, in the heart of the highly desirable residential area of Monifieth, Angus.

Comprises an entrance hall and stairway, halls, living/dining room, kitchen, two double bedrooms, and a shower room.

Highlights include a modern fitted kitchen, contemporary flooring, gas central heating, double glazing, and good integrated storage provision.

Externally there is low-maintenance landscaping to the front together with a driveway, a shed with a fenced private patio area, and a shared drying green to the side.

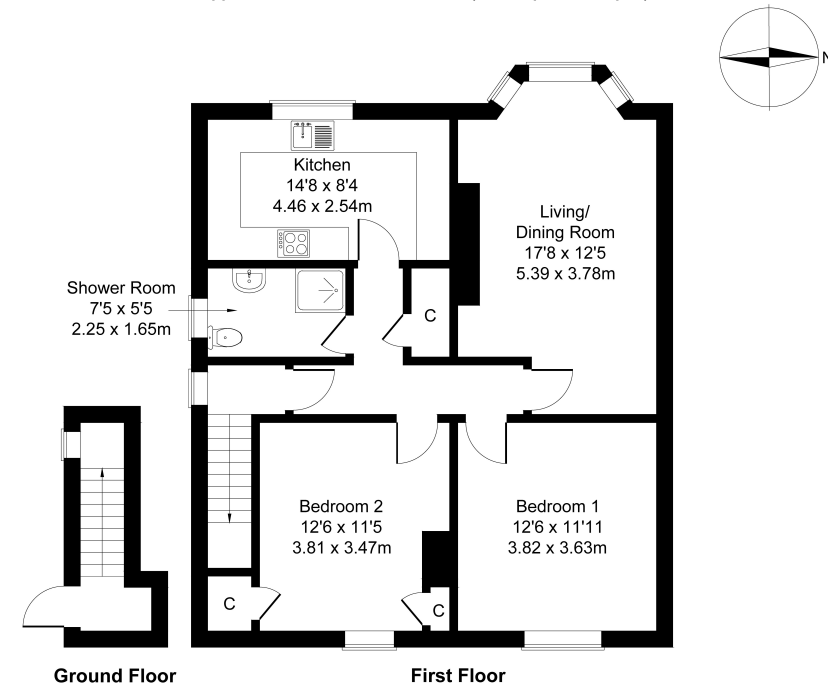
The entrance offers space for outerwear, whilst the stairway leads to the upper hall which gives access throughout, and features laminate flooring and a large built-in storage cupboard. Set to the front, the generously sized living room features a bay window, laminate flooring, an electric fire and a central light fitting. Also set to the front, the kitchen is fitted with modern units, stone effect worktops with matching upstands on one side and splashbacks on the other, and a sink; with integrated appliances including an induction hob with an extractor hood and an oven.

Bedroom one is set to the rear, with wood effect flooring, a central light fitting and spacious space for freestanding furniture; whilst bedroom two is similarly well-sized and finished and includes two built-in storage cupboards. Completing the accommodation, the shower room is fitted with a contemporary suite with a shower cubicle.

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Approximate Gross Internal Area: (1302 sq ft - 121 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Monifieth is a long-established residential town in Angus, set south facing on the shores of the Firth of Tay and forming part of the most easterly edge of the larger suburban area of Dundee. Offering a desirable quality of life, there is well-regarded primary and high schooling, medical and dental practices, a library and community activities. The town centre has a good selection of popular shopping and eateries, including bakers, butchers,

takeaways, and a large Tesco supermarket. The popular beachfront continues to Broughty Ferry to the west and Carnoustie to the east; to the north are Monikie and Crombie County parks, whilst Monifieth has its own links golf course. Monifieth also has its own rail station with regular direct services into Dundee, Edinburgh and soon to Glasgow.





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