



Flat 4, 2 Hometay House, High Street, Monifieth, Dundee, Angus, DD5 4BN

Two Bedroom, Ground-Floor Retirement Flat

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Property Description

Well presented, two-bedroom, ground floor retirement apartment. Located in Monifieth, to the east of Dundee, within walking distance of the River Tay waterfront.

Comprises an; entrance hall, living/dining room, kitchen, a double bedroom, single bedroom and shower room. Features include electric storage heating, uPVC double glazing, TV and telephone points and integrated storage provision.

The purpose built retirement complex includes a manager, self contained guest room, on call emergency system, laundry room, and secure entry system. Externally the property benefits from well maintained communal grounds and residents' parking to the rear.

The entrance hall affords access throughout and benefits from safety grab rails, a convenient storage cupboard, and the entryphone handset. With a door opening to the rear car park, the bright and spacious lounge is afforded plenty of natural light, and features carpeted flooring and ample space for living and dining furniture. Set off the lounge and to the rear, the kitchen has fitted contemporary units with stone effect worktops, tiled backsplash and a stainless steel sink set below a window. Appliances include an integrated ceramic hob, electric oven and freestanding fridge/freezer.

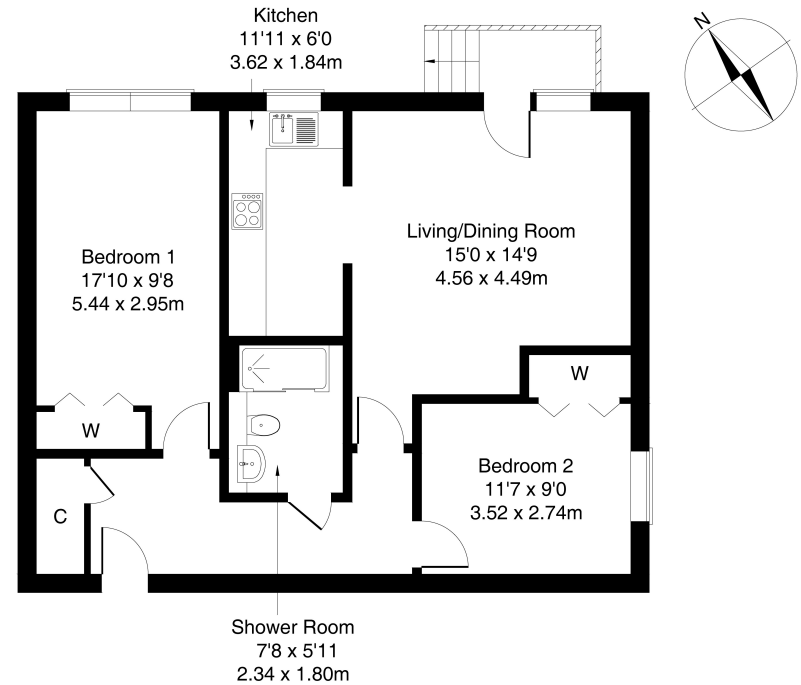
Bedroom one has a generous room size with a built-in wardrobe, and also offers bright decor with carpeted flooring and wall mounted lighting. Bedroom two is similarly well finished and set to the side, and features a built-in wardrobe and plenty of space for freestanding furniture. Completing the accommodation and set internally off the hall, the bathroom has a fitted contemporary two-piece suite with an electric shower, set in a walk-in double size enclosure with modern splash-wall panels, and a ladder radiator.

A 360 Virtual Tour is available online.



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Approximate Gross Internal Area: (764 sq ft - 71 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 on the northern 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 are well regarded primary and high schools, medical and dental practices, 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 Country parks, whilst Monifieth has its own links golf course. Monifieth also has its own rail station with regular direct services into Dundee, Edinburgh, and Glasgow.





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