



**Thorntons**  
The right way to move

56 Grangehill Drive, Monifieth,  
Dundee, Angus DD5 4RS

 1	 2
 1	 EPC C



## Summary

Attractive semi-detached bungalow which benefits from double glazing and gas central heating comprises: hall, two storage cupboards, bright spacious lounge with front facing window, fitted kitchen with wall and base units, contrasting work surface, matching breakfast bar, 2 double bedrooms and family bathroom. There are private gardens to front and rear with long driveway to the side which affords access to the garage. NB Dishwasher, washing machine, fridge and freezer are included and although they are in working order there will be no guarantee with them.

## Features

- Semi Detached Bungalow
- Popular Residential Area
- Hall, Lounge, Kitchen,
- 2 Double Bedrooms
- Bathroom
- Gardens Front & Rear
- Garage & Driveway
- Double Glazing, Gas CH, EPC C
- Viewing Highly Recommended

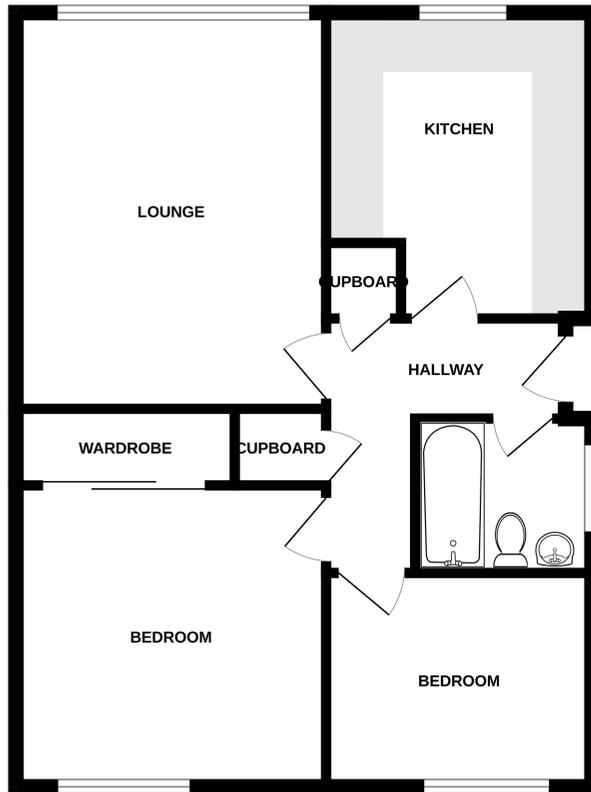
## Room Measurements

Lounge 14'10" x 11'7" (4.52m x 3.53m)  
Kitchen 11'11" x 10'0" (3.63m x 3.05m)  
Bedroom 11'7" x 11'4" (3.53m x 3.45m)  
Bedroom 10'0" x 7'10" (3.05m x 2.39m)  
Bathroom 8'3" x 6'4" (2.51m x 1.93m)



# Floorplan

GROUND 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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