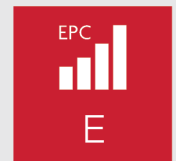
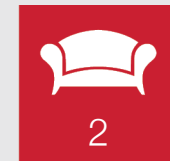




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41 Hill Street,
Monifieth

Dundee, DD5 4DH





Summary

This three-bedroom semi-detached dormer bungalow enjoys a sought-after coastal town address, within walking distance of the beach and only 20 minutes' commute from central Dundee. It boasts easy-to-maintain gardens and excellent private parking with a multi-car driveway and a garage. The family-friendly interiors are ready for occupation and include a sunny living room connected to a dining room that opens into a bright kitchen with garden access. There is a convenient ground-floor shower room and three double bedrooms, including a secluded first-floor principal suite complete with a second shower room.

Extras: All fitted floor and window coverings and light fittings are included in the sale.

Features

- Coastal town location close to Dundee
- Semi-detached dormer bungalow
- Entrance vestibule and hall with storage
- Sunny bay-fronted living room with access to:
 - Formal dining room with kitchen access
 - Bright kitchen with garden access
- Secluded first-floor principal suite with a shower room and eaves storage
- Two ground-floor double bedrooms
- Ground-floor shower room
- Easy-upkeep gardens, enclosed to the rear
- Generous private driveway and detached single garage
- Gas central heating and double-glazing



"The ideal family home boasts three bedrooms, including a private principal suite, and a sociable arrangement of living spaces."





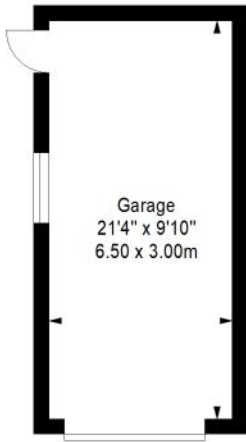


"The property enjoys a coastal town address, with a secure easy-upkeep garden and superb private parking, including a garage."

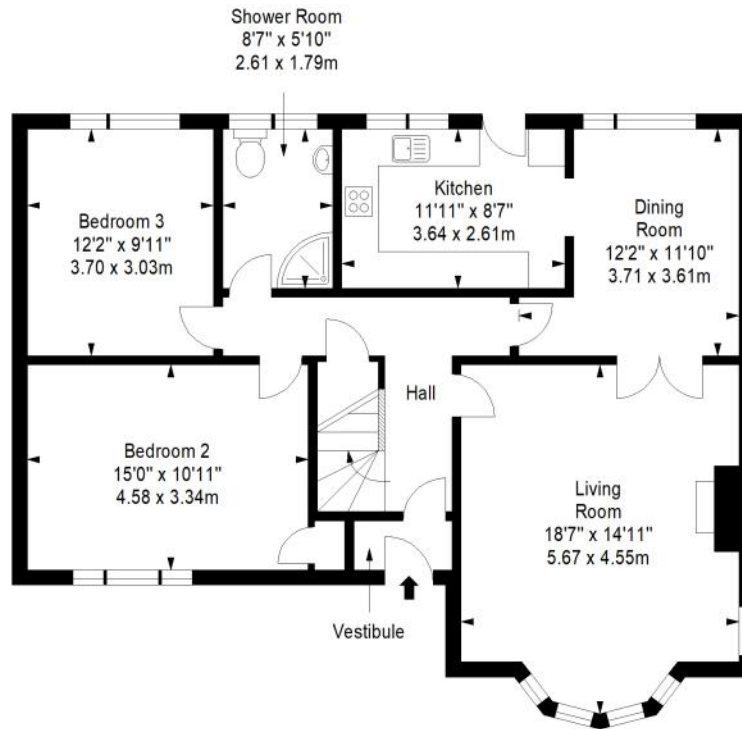


Floorplan

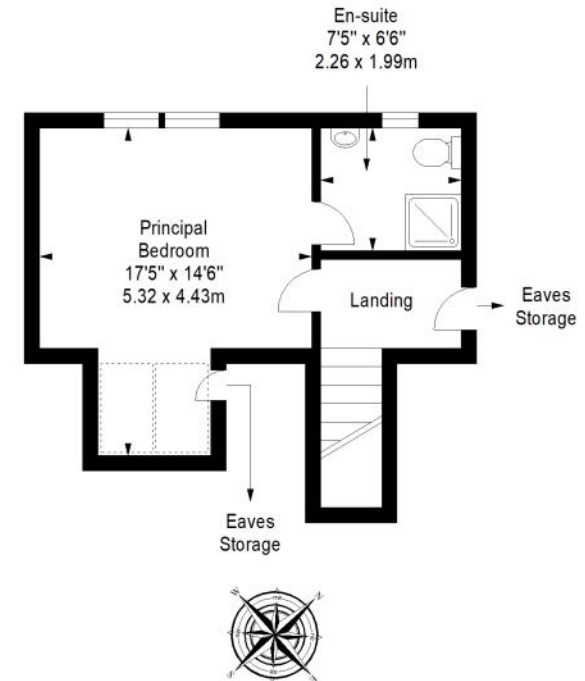
Garage
Approx. 19.5 sq. metres (209.9 sq. feet)



Ground Floor
Approx. 92.2 sq. metres (992.5 sq. feet)



First Floor
Approx. 29.6 sq. metres (318.6 sq. feet)



Total area: approx. 141.3 sq. metres (1521.0 sq. feet)



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