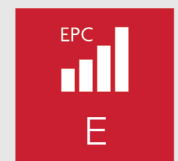
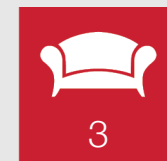




## Brawnookie

Craigton Of Monikie, Monikie,  
Angus, DD5 3QN







## Summary

This detached three-bedroom house occupies a generous plot with enclosed, low-maintenance gardens and ample private parking, including a garage, all set within picturesque surroundings on the fringes of Monikie Country Park. The local primary school is a short walk away, and commuting to Dundee is fast and easy, taking just 20 minutes by car. Inside, the spacious and versatile family home boasts three double bedrooms, a sleek shower room, a second handy WC, and three versatile reception rooms, one connected to a stylish south-facing breakfasting kitchen.

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

## Features

- Picturesque semi-rural setting – 20-minute commute to Dundee
- Spacious detached family home with tasteful modern interiors
- Vestibule and entrance hall with storage and handy WC
- Light-filled living room with an open fire
- Multi-aspect family room with a wood-burner
- Formal dining room connected to:
- South-facing breakfasting kitchen
- Three double bedrooms (one with storage)
- Shower room with a walk-in shower
- Generous enclosed front and rear gardens
- Private driveway and detached single garage with a store





"The appealing family home offers modern neutral décor, spacious proportions, abundant natural light, and a touch of country charm."









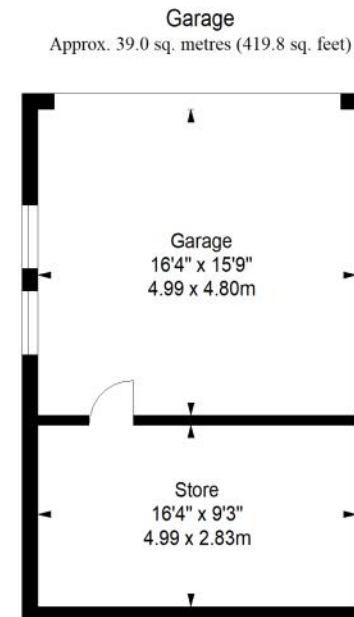
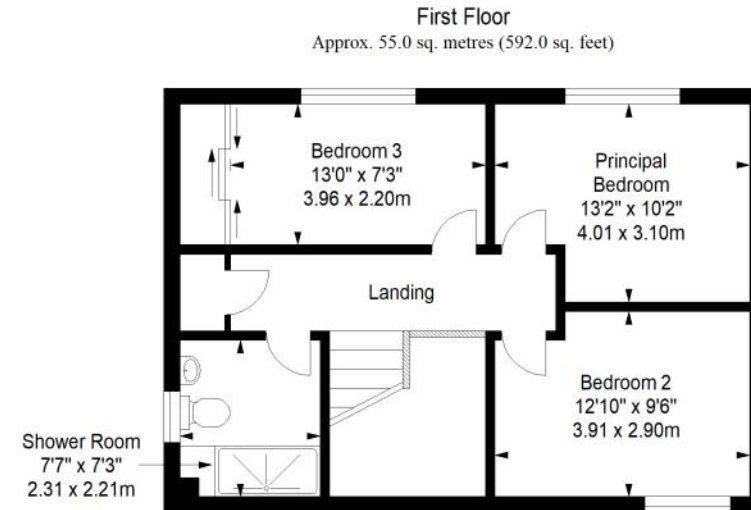
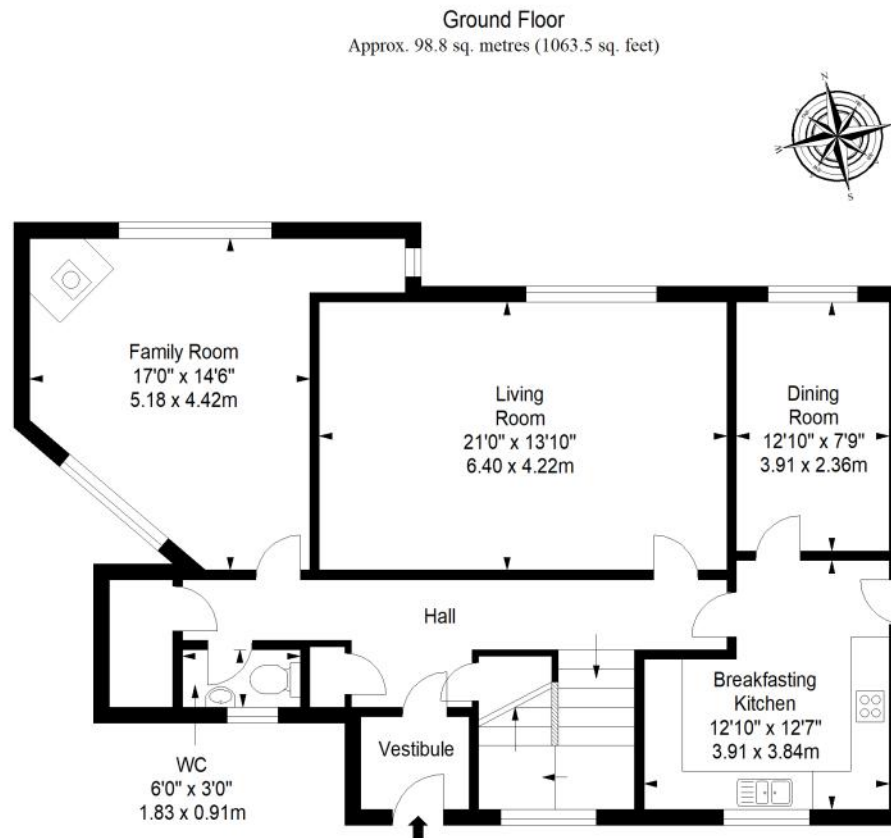
"The sizeable plot boasts easy-to-maintain front and rear gardens, and ample private parking, including a garage."







# Floorplan



Total area: approx. 153.8 sq. metres (1655.5 sq. feet)



# Thorntons<sup>↑↓</sup>

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