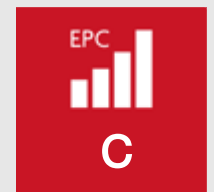
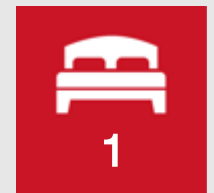
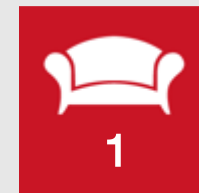




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## Summary

First floor apartment situated within a purpose built retirement complex. Accommodation which comprises; hallway, fitted kitchen with a range of wall and base units, spacious lounge/dining room, shower room and a well appointed double bedroom with integrated wardrobes. Practical attributes includes double glazing and electric heating. The purpose built attractive complex has a guest suite, residents' lounge, fully equipped laundry, lift access, warden facility, intercom system, attractive communal gardens and communal residents parking. Age restrictions apply.

## Features

- First Floor Apartment
- Prime Monifieth Location
- Retirement Complex
- Lounge / Dining Room
- Fitted Kitchen
- Double Bedroom
- Shower Room
- Age Restrictions Apply
- Viewing Highly Recommended
- EPC C

## Room Measurements

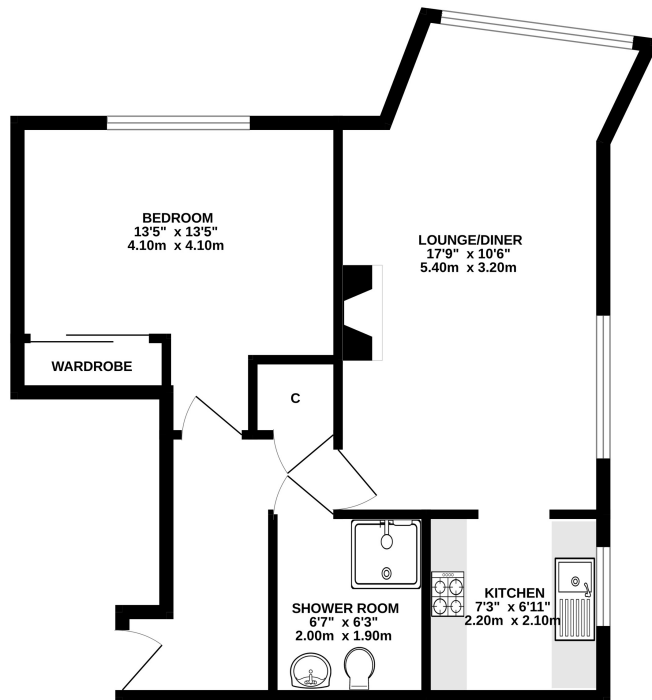
Lounge/Diner: 17' 9" x 10' 6" (5.41m x 3.20m)  
 Kitchen: 7' 3" x 6' 11" (2.21m x 2.11m)  
 Bedroom: 13' 5" x 13' 5" (4.09m x 4.09m)  
 Shower Room: 6' 7" x 6' 3" (2.01m x 1.91m)





# Floorplan

1ST 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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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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