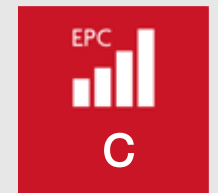
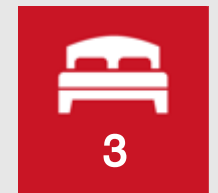
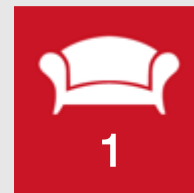




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The right way to move

43 Hill Street, Monifieth,  
Dundee DD5 4DH





## Summary

This is an excellent opportunity to purchase a well-presented semi-detached villa situated within the popular coastal town of Monifieth. The accommodation comprises a welcoming hallway, a bright and generously sized lounge and a fitted kitchen with a range of base and wall-mounted units. The property further benefits from a shower room fitted with a three-piece suite, along with three well-sized double bedrooms. Externally, the property is complemented by well-maintained front and rear gardens, offering ideal outdoor space for entertaining. A driveway provides off-street parking and leads to a single garage.

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## Features

- Popular Location within Monifieth
- Semi-detached Villa
- Kitchen
- 3 Bedrooms
- Shower Room
- GCH & D/G
- Well-maintained front & rear gardens
- Driveway & Garage

## Room Measurements

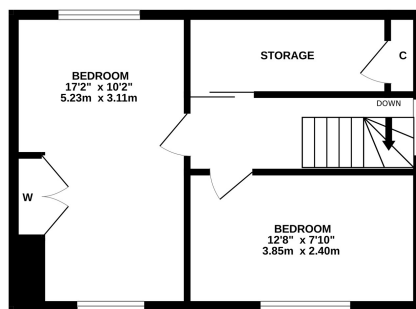
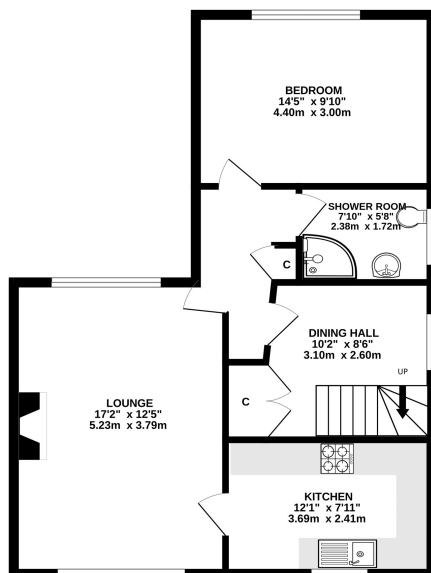
Lounge 17'2" x 12'5" (5.23m x 3.79m)  
Kitchen 12'1" x 7'11" (3.69m x 2.41m)  
Dining Hall 10'2" x 8'6" (3.10m x 2.60m)  
Shower Room 14'5" x 9'10" (4.40m x 3.00m)  
Bedroom 17'2" x 10'2" (5.23m x 3.11m)  
Bedroom 12'8" x 7'10" (3.85m x 2.40m)



# Floorplan

GROUND FLOOR

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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