



47a Brook Street, Monifieth, Dundee, Angus, DD5 4BE

Immaculate, Traditional, Three-Bedroom, Ground-Floor Flat.

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Property Description



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Approximate Gross Internal Area: (786 sq ft - 73 sq m.)

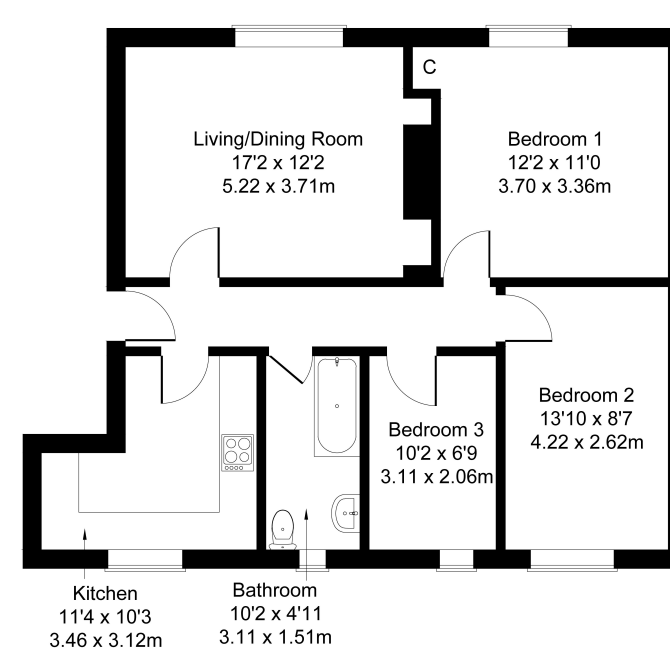
Immaculately presented and spacious, traditional, three-bedroom, ground-floor flat, with gardens. Set on a quiet side street, adjacent to the shared green, in the heart of the desirable, residential area of Monifieth, Angus.

Highlights include a stylish, modern, fitted kitchen and bathroom suite, contemporary flooring and lighting and light, neutral decor throughout. In addition, there is gas central heating, double glazing, an external store in the communal hall, and a garden shed.

To the front is a generous low-maintenance garden, enclosed by tall privacy hedging, whilst to the rear is a private lawn plot.

A welcoming entrance hall is finished with modern, wood-effect flooring and the light, neutral decor which is prominent throughout the home. On the left, a bright public room features similar, modern flooring and a wide, picture window, and offers a spacious, flexible floorplan for both lounge and dining furniture. Across the hall, a sunny, southwest-facing kitchen is fitted with contemporary, gloss-white units, a tiled splashback and a sink with a drainer. Appliances include an integrated oven, a gas hob, a stainless-steel canopy and a freestanding fridge/freezer.

Situated to the rear of the property are three flexible bedrooms, all carpeted for comfort and offering plenty of space for freestanding furnishings. The tastefully presented main bedroom includes a handy alcove for storage. Completing the accommodation, a stylish family bathroom is fitted with a white, three-piece suite, with a rainfall shower over the bath, vanity storage, a chrome ladder-style radiator and panel splash walls.



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Monifieth is a long-established residential town in Angus, set south facing on the shores of the Firth of Tay and forming part of the most easterly edge of the larger suburban area of Dundee. Offering a desirable quality of life, there is well-regarded primary and high schooling, medical and dental practices, a library and community activities. The town centre has a good selection of popular shopping and eateries, including bakers, butchers,

takeaways, and a large Tesco supermarket. The popular beachfront continues to Broughty Ferry to the west and Carnoustie to the east; to the north are Monikie and Crombie County parks, whilst Monifieth has its own links golf course. Monifieth also has its own rail station with regular direct services into Dundee, Edinburgh and soon to Glasgow.





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