





Forming part of a modern development in Monifieth, this generous detached house offers spacious and flexible accommodation that is sure to appeal to families, including a southeast-facing living room, an open-plan kitchen and dining/sitting room, four bedrooms, two en-suite shower rooms, and a bathroom (plus a separate WC). The house is accompanied by a garden, an attached double garage, and a private double driveway, and it lies within easy reach of the amenities Monifieth has to offer.

Extras: Integrated kitchen appliances comprising an oven, hob, extractor hood, fridge/freezer, and dishwasher will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.



FEATURES

- Generous detached house in Monifieth
- Part of a popular modern development
- Entrance hallway
- Spacious living room
- Open-plan kitchen and dining/sitting room
- Utility room with storage and WC
- Principal bedroom with dressing area (with built-in wardrobes) and en-suite shower room
- Second bedroom with en-suite
- Two further bedrooms
- Family bathroom
- Good-sized rear garden
- Attached double garage
- Private double driveway







"THIS FOUR-BEDROOM
DETACHED HOUSE, WITH
GENEROUS LIVING SPACE,
TWO EN-SUITES, AND A
BATHROOM, REPRESENTS AN
IDEAL FAMILY HOME."





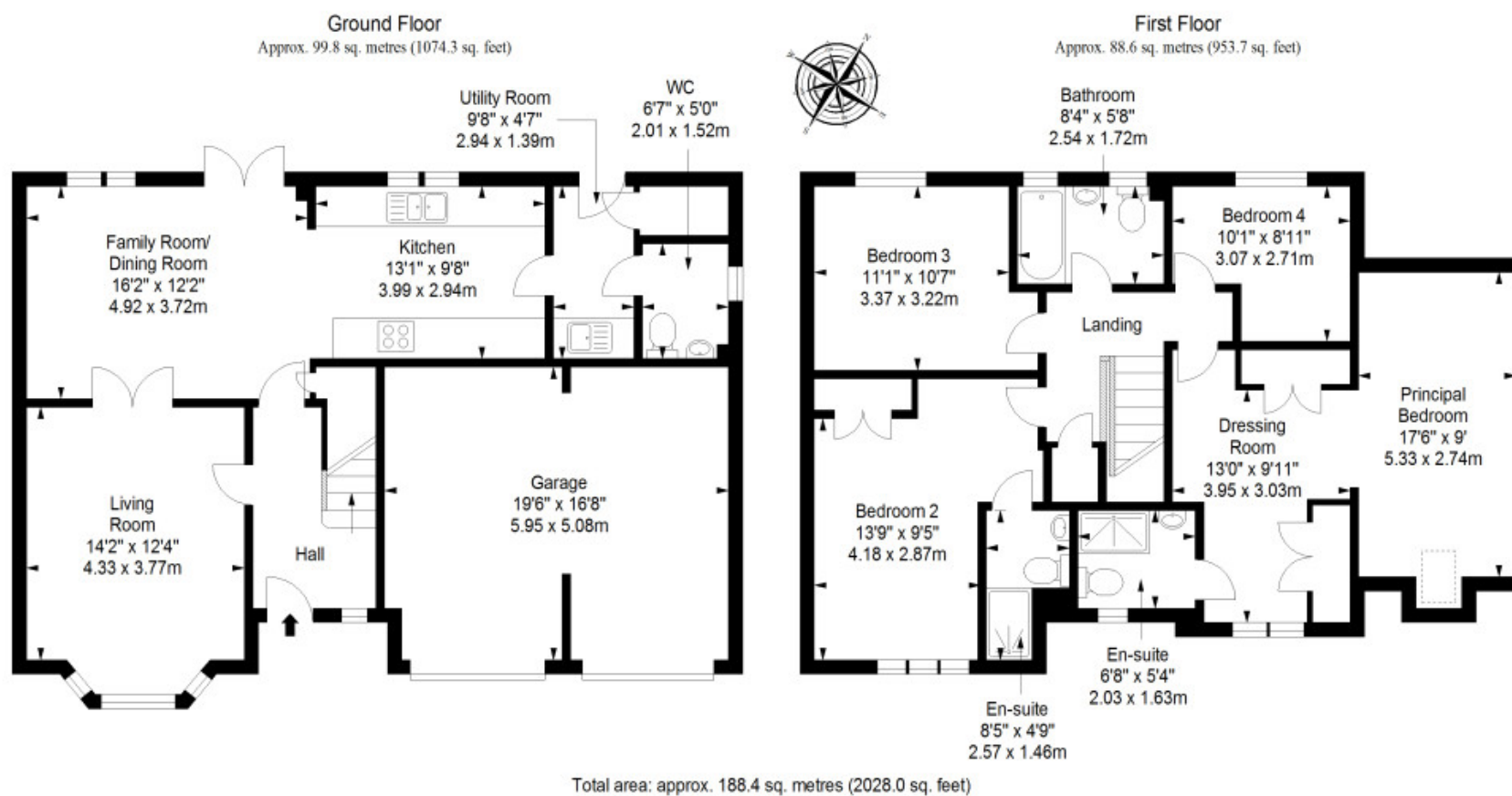
EPC RATING:

C

COUNCIL TAX BAND:

F

VIEWINGS: by appointment with Gilson Gray on 01382 201 000





GILSONGRAY.CO.UK

EDINBURGH

29 Rutland Square
EH1 2BW
0131 516 5366



GLASGOW

160 West George Street
G2 2HQ
0141 530 2021



EAST LOTHIAN

33 Westgate
EH39 4AG
01620 893 481



DUNDEE

2 West Marketgait
DD1 1QN
01382 201 000



BORDERS

01890 880 008



@gilsongrayprop



gilson gray property



gilson gray property



@gilsongrayprop

These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.