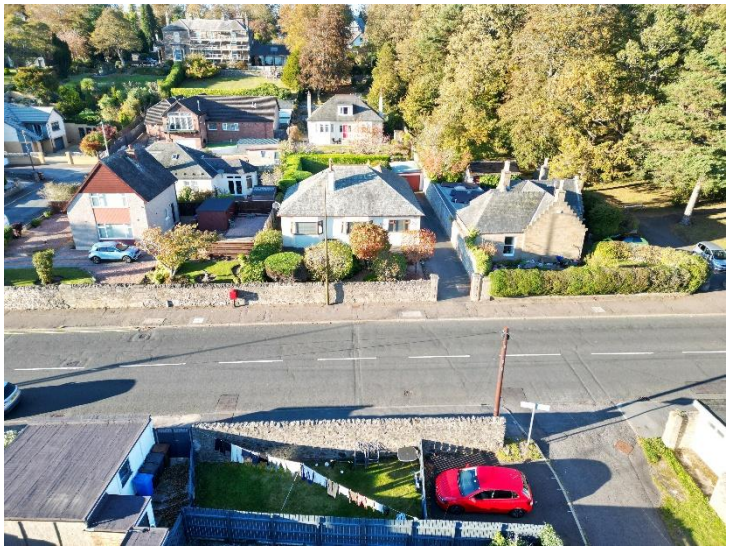
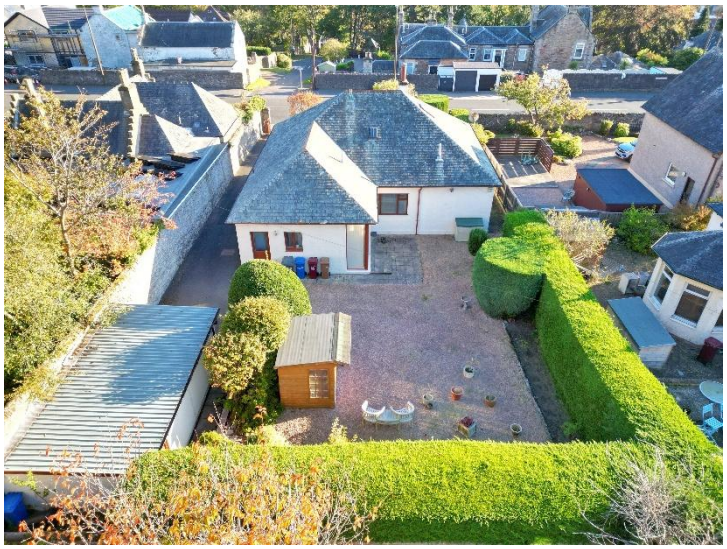
99 MONIFIETH ROAD, BROUGHTY FERRY, DUNDEE, DD5 2SL
OFFERS OVER £325,000





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HOME REPORT VALUATION	**£325,000**
EPC RATING	**D**

This generously sized three bed detached bungalow is excellently located within walking distance of the town centre, Reres Park, Orchar Park and Broughty Ferry Nature Reserve. The property sits in the centre of a large plot with a tarred driveway extending the length of the property leading to the garage. The property is in a good condition having been well maintained throughout.

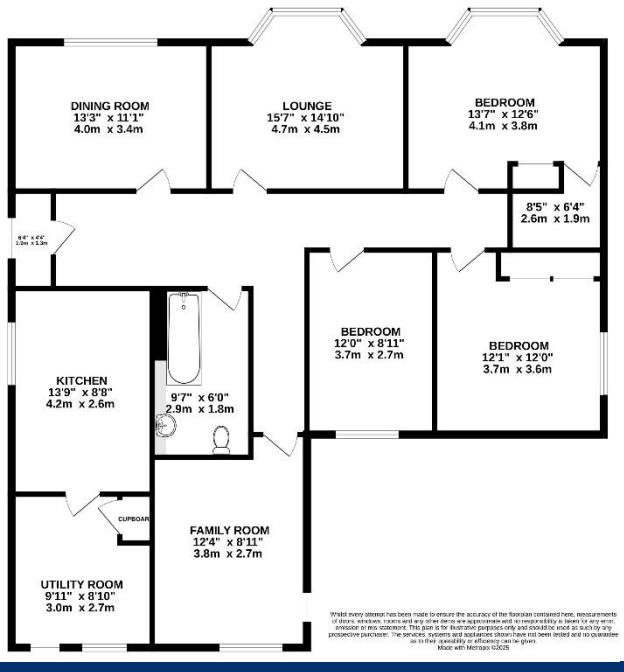
The property opens to the entrance vestibule which is laid with tiled flooring and gives access to a large hallway with a Velux window skylight. The lounge is located to the front of the property with a south facing bay window allowing ample natural light into the room. The stone fireplace serves as a central feature of the lounge with a gas fire which adds additional character to the room. The dining room is also located to the front of the property and offers a more formal setting for entertaining. The breakfasting kitchen is fitted with wall and base units, and the integrated appliances include a double oven with grill, gas hob and dishwasher. The room is finished with a tiled splashback and tiled effect flooring. Accessed from the kitchen is the sizeable utility room excellent for additional white goods. The room also includes base units and a fitted cupboard perfect for further storage space. There is also access to the rear garden from this room.

The main bedroom benefits from a south facing bay window with views towards the River Tay through the trees. The en-suite is fitted with a vanity unit and bulkhead with large mirror brightening the room. This room also includes a shower cubicle with tiled surround. The two further double bedrooms are both fitted with carpet flooring with the larger benefiting from a fitted triple wardrobe. The family room offers a more intimate retreat with floor to ceiling windows and patio doors opening to the rear garden. The family bathroom is generously sized with tiled effect flooring and tiled walls. The room is fitted with a three piece suite and an electric shower over the bath.

A stone boundary wall to the front of the property offers privacy from the main road and the front garden is laid with stone chips and mature shrubs perfect for easy maintenance. A pathway leads around the property to the rear garden with a mature boundary hedge offering seclusion from neighbouring properties. The summerhouse is included in the sale and is excellent for summer entertaining or enjoying the tranquillity of the garden.

Early viewing is highly recommended to fully appreciate this property.

GROUND FLOOR



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