



**12 ALHAMBRA COURT, MONIFIETH, DUNDEE
DD5 4UX
OFFERS OVER £205,000**



LCD

Lawson, Coull & Duncan | 01382 227555

Solicitors, Notaries & Estate Agents

| Reception@lawsoncoull.co.uk

| www.lawsoncoullduncan.co.uk

This attractively presented semi-detached property is the much sought after Taylor Wimpey Development within Monifieth. The property is excellently located for access to many amenities including leisure facilities, primary and secondary schooling and grocery stores. The property is also located close to the A92 providing excellent commuting links to Dundee, Carnoustie and Arbroath. The property is in a walk-in condition and is ideal for first time buyers or those looking to downsize.

The property enters to the spacious hallway which is laid with laminate flooring and provides access to all rooms on the ground floor. The lounge is located to the rear of the property and benefits from double patio doors opening to the enclosed garden and allowing ample natural light to fill the room. The kitchen is fitted with modern wall and base units with an integrated oven and gas hob and the stainless steel sink below the front facing window. There is space for a washing machine and the fridge freezer is included within the sale of the property. Also accessed from the hallway is the WC and a storage cupboard below the stairs.

The carpeted staircase leads to the first floor landing which includes an attic hatch providing access to the roof space. Both double bedrooms are of a good size and are fitted with carpet flooring and double wardrobes. The family bathroom is fitted with a three piece white suite with a shower over the bath. The room is finished with linoleum flooring and wet wall surrounding the bath.

Externally there is a well maintained garden to the rear of the property which has been laid with decking and lawn. This is a perfect space for outdoor entertaining and a safe place for children to play.

Early viewing is highly recommended to fully appreciate this property.

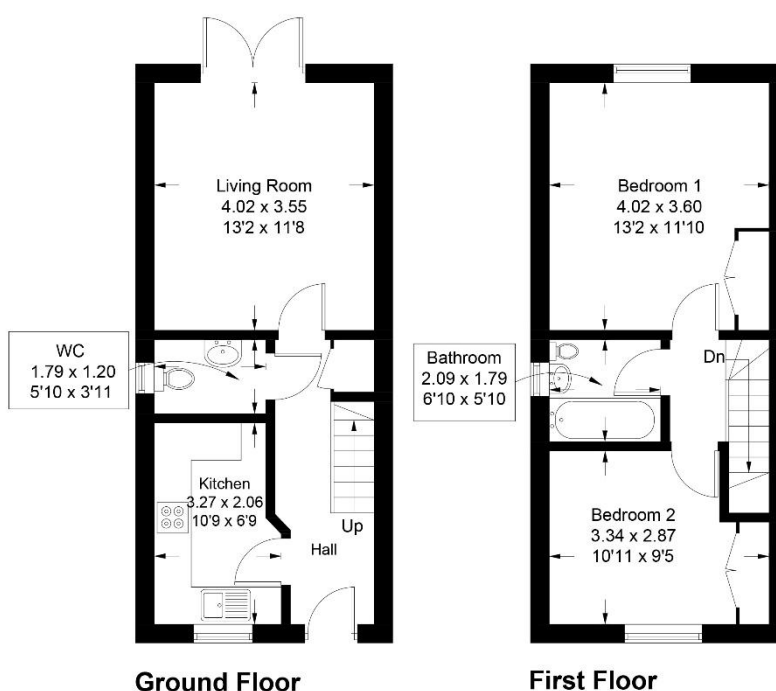


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