20 Dalhousie Street. Monifieth DD5 4AY
Offers over £240,000
The Chamber Practice are delighted to bring to market this four bedroomed family home close to the beach whilst being conveniently located for Schools, Supermarkets, Restaurants with many other services and amenities being within just a short walking distance.

This deceptively spacious detached property enjoys a south facing rear courtyard garden providing a secluded outdoor space ideal for making the most of any summer sunshine, there is a driveway to the front and a small plot of easy to maintain gravel and shrubs. Internally and on the ground floor there is a bright and welcoming entrance hallway leading to the ample sized lounge and to the kitchen through glazed double doors. The kitchen provides generous cupboard and worktop space and is equipped with breakfast bar, integrated oven, gas hob and an extractor hood. Adjacent to the kitchen there is an open plan dining area with French windows leading the rear garden. The ground floor level also accommodates the utility room, modern family bathroom and a double bedroom with built in wardrobes.

On the first floor there are a further two bedrooms with built in storage and the generously proportioned master bedroom complete with en-suite shower room and sliding mirror door wardrobes.

The property also benefits from Gas central heating, double glazing, prime location and from being in move-in condition. The garage is currently configured as a woodworking/hobbyists workshop and would also lend itself for use as a pet grooming salon or similar.
Monifieth has a fascinating history; with many relics and archaeological sites found throughout the area. Uncover the Pictish stones in St. Rule’s graveyard, then just 2 miles north of the village you can find an Iron Age fort.

Just 6 miles from the centre of Dundee (Voted Scotland’s best place to live), Monifieth is noted as a golfing centre, with its links course being used as a qualifier for the British Open Championship.

Monifieth’s glorious sandy beach also makes it a popular spot, and the Blue Segway outdoor recreation area is great for children. Close by are Monikie and Crombie Country Parks, which offer a variety of fun outdoor activities including wildlife spotting and watersports.

Foodies can enjoy gloriously fresh cuisine from an international offering that includes Thai, Italian, Chinese and Indian as well as the more traditional fayre served in local bars and coffee shops.
These particulars have been carefully prepared and are believed to be correct, but their accuracy is not guaranteed and prospective purchasers must satisfy themselves as to the various points mentioned herein before offering. All measurements have been taken using an electronic measurement device and are not guaranteed.

Hallway: 4.83m x 2.16m
Kitchen: 6.41m x 3.83m
Lounge: 4.58m x 3.77m
Bathroom: 2.10m x 1.50m
Utility Room: 1.64m x 1.78m
Bedroom: 2.54m x 3.34m
Bedroom: 4.58m x 2.11m
Bedroom: 3.54m x 2.14m
Master: 4.98m x 3.28m
En-suite: 1.87m x 1.82m
Garage: 4.89m x 2.57m