



Woodlane House, 15 Wood Lane, Monifieth, DD5 4HS

This is a unique opportunity to obtain an individually designed detached Villa of immense character set within an exclusive cul-de-sac of varied styled properties with bright southerly aspects across the front garden and towards Tay Estuary in the distance from the upper level accommodation and balcony.

The subjects are in tasteful decorative order and benefit from generously proportioned rooms with adaptable usage, double glazing, gas central heating, ample storage facilities and will be sold with floor coverings, blinds, washing machine, dishwasher, tumble dryer and integrated electric hob, oven and extractor hood included. All bedrooms are generously proportioned with three of them having en-suite facilities. There is also a sauna located off one of the bedrooms on the ground floor. The upper level master bedroom has access to a large south facing balcony with frosted glass surround and takes full advantage of the panoramic views available. The attractive open plan lounge/dining room has a feature natural stone wall and patio doors to the garden.

Externally the driveway provides parking facilities and access to the double garage with remote control door to the front and connecting internal door to the property. There are good sized low maintenance enclosed gardens surrounding the property.

In addition there is a fenced plot which is currently used as garden ground and measures approximately 1250 square meters directly in front of the property with lawn, mature trees and Planning Permission in Principle for the erection of a single Dwelling House. Further details can be obtained from the selling agents.

Monifieth boasts a wide range of excellent amenities including schools, restaurants, shops, recreational facilities and the popular shore area and further services at Dundee city centre and surrounding Angus towns are within easy access.

Early viewing is highly recommended to fully appreciate the setting of the accommodation on offer.

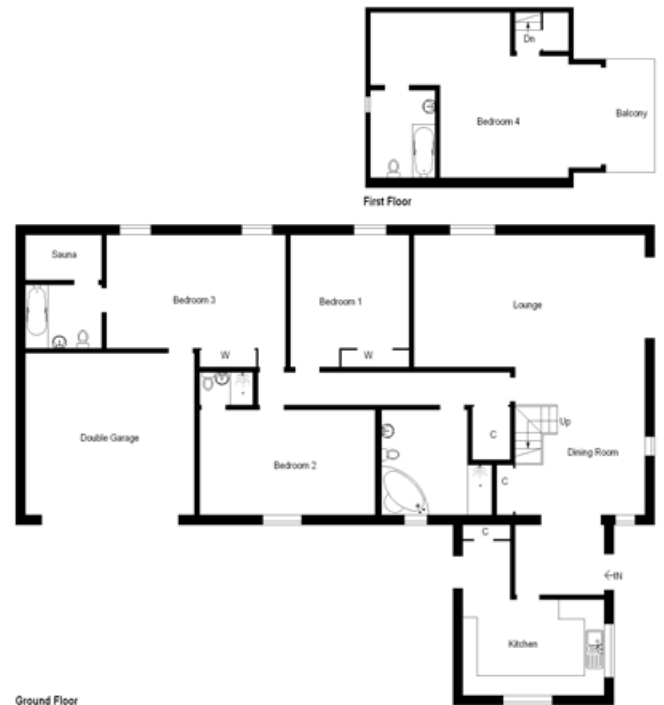
- Detached Villa with
- Building Plot
- Open Plan Lounge/Dining Room
- Breakfast Kitchen
- 4 Bedrooms (3 E/S)
- 4 Piece Bathroom
- Sauna
- Double Garage & Drive
- Double Glazing
- Gas Central heating
- Private Gardens
- Cul-de-sac Location
- EPC Rating E



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Room Dimensions

Open Plan Lounge/ Dining Room	28'10 x 24'3	(8.79m x 7.39m)
Breakfast Kitchen	16'4 x 14'4	(4.98m x 4.37m)
Master Bedroom with Balcony	23'8 x 16'9	(7.21m x 5.11m)
En Suite Bathroom	8'11 x 4'10	(2.72m x 1.47m)
Bedroom 2	19'4 x 14'2	(5.89m x 4.32m)
En Suite Bathroom	6'11 x 6'6	(2.11m x 1.98m)
Sauna	6'1 x 4'10	(1.85m x 1.47m)
Bedroom 3	13'3 x 9'6	(4.04m x 2.90m)
En Suite Shower Room	6'6 x 4'2	(1.98m x 1.27m)
Bedroom 4	14'0 x 9'11	(4.27m x 3.02m)
Bathroom	9'4 x 7'2	(2.84m x 2.18m)



Illustrative only. Not to scale.



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Floor plans or maps reproduced within this schedule are not to scale, and are designed to be indicative only of the layout and location of the property advertised.

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