



164 Ferry Road, Monifieth, DD5 4QB

This tastefully presented traditional Semi Detached Villa is pleasantly situated in the popular town of Angus coastal town of Monifieth with easy access to all amenities, including walking distance to the local High School and primary school. Monifieth is ideally placed for easy access to all major Angus towns with regular public transport to the city of Dundee.

The property offers excellent family accommodation over two levels and is accessed via a UPVC front door leading into the vestibule and hallway. On the lower level is a tastefully presented Lounge with bay window that enjoys a southerly outlook and views towards the River Tay and a marble fireplace with gas fire. There is also a Dining Room with timber fire surround complete with electric fire, a modern fitted Kitchen with a range of wall and base units finished in maple door fronts and leads into the Utility room.

On the upper Level is a landing area with Ramsay ladder access to attic, a Bathroom with 3 piece coloured suite with overhead shower and three Bedrooms with the Master Bedroom enjoying fine views towards the River Tay and Fife coast line.

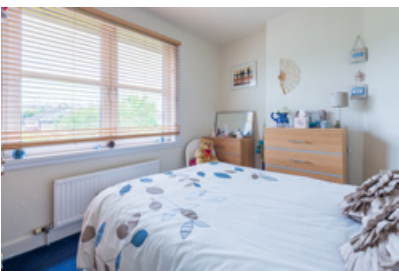
Outside the mature garden to the front is laid mainly to lawn area divided by steps that lead to front door and a rockery with mature plants and shrubs. The garden to the rear has a generous lawn area with paved patio area to side of the house and screened by mature hedging.

The property benefits from gas central heating, double glazing and is being sold with all carpets, blinds included in to the sale.

- Semi Detached Villa
- Vestibule
- Hall
- Lounge
- Dining Room
- Modern Kitchen
- Utility Room
- Bathroom
- 3 Bedrooms
- Gas Central Heating
- Double Glazed
- Landscaped Gardens.
- EPC Rating E

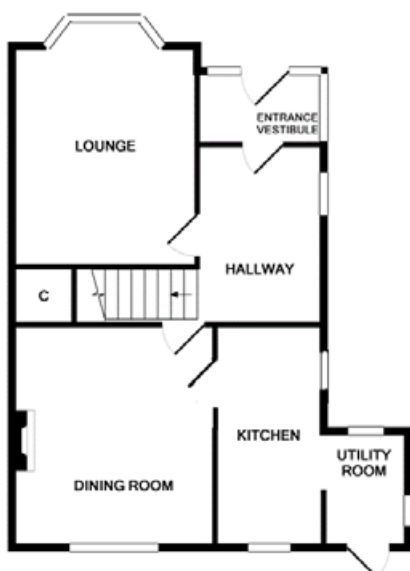


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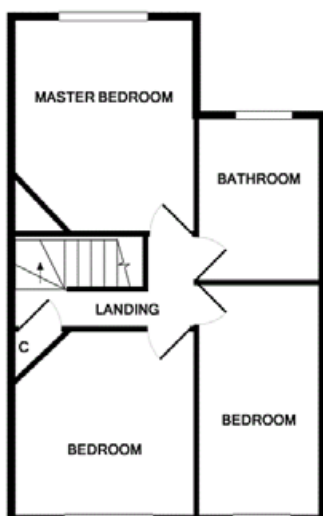


Room Dimensions

Vestibule	7'0 x 4'2	(2.13m x 1.27m)
Lounge	14'0 x 11'0	(4.27m x 3.35m)
Dining Room	12'10 x 12'0	(3.91m x 3.66m)
Kitchen	11'0 x 5'0	(3.35m x 1.52m)
Utility Room	6'0 x 5'0	(1.83m x 1.52m)
Bathroom	7'0 x 6'0	(2.13m x 1.83m)
Bedroom 1	14'0 x 11'0	(4.27m x 3.35m)
Bedroom 2	11'0 x 9'0	(3.35m x 2.74m)
Bedroom 3	12'0 7'0	(3.66m 2.13m)

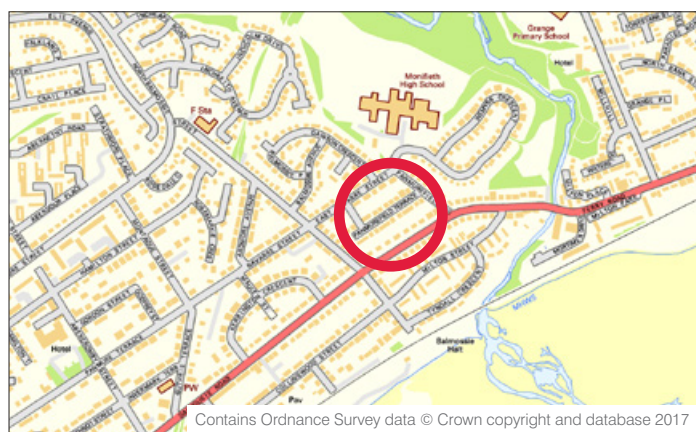


Ground Floor



First Floor

Illustrative only. Not to scale.



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Note: While Thorntons make every effort to ensure that all particulars are correct, no guarantee is given and any potential purchasers should satisfy themselves as to the accuracy of all information.

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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