



69 Monifieth Road

| Broughty Ferry | DD5 2RW

Thorntons 
Let's get a move on!





69 Monifieth Road

| Broughty Ferry | DD5 2RW

Description

A beautiful Victorian villa set within the heart of Broughty Ferry, presented to the market in excellent condition through out having been well maintained and systematically updated by the current owners.





Description

The property offers a generous level of accommodation and as such is currently utilised as a popular guest house.

The property sits within central Broughty Ferry and enjoys easy access to an array of local amenities including excellent Primary and Secondary Schooling, local shops, bars and the ever popular Castle Green and beach front promenade.

Boasting a spacious layout formed over three floors the property accommodation comprises on the ground floor of a traditional entrance hallway, lounge, kitchen with plentiful dining space, additional living room which is currently utilised as a games room, WC cloaks, separate laundry room and the properties seventh bedroom with en-suite is accessed via a separate private door to the rear.

Ascending to the first floor there are three excellent sized double bedroom all enjoying en-suite facilities and a sizeable family/guest bathroom. The second floor enjoys a further three generous double bedrooms all enjoying separate en-suites.

The enhancement of the property has been carried out sympathetically allowing much of the original character to be retained. Throughout the home original ornate plaster work can be found, deep baronial bay windows and the beautiful sweeping traditional staircase are some highlights.

The specification is thoroughly modern with an efficient gas central heating system and double glazed windows where appropriate. The kitchen and all bathroom/en-suite facilities have been fitted with high quality wares and a modern neutral decor is applied throughout. EPC -D









Lounge	19'3 x 16'6	5.87m x 5.03m
WC Cloaks	5'9 x 4'4	1.75m x 1.32m
Dining Kitchen	11'9 X 12'1	3.58m X 3.68m
Living/ Games Room	19'6 x 12'1	5.94m x 3.68m
Laundry Room	5'10 x 3'3	1.78m x 0.99m
Bedroom 7	13'6 x 8'10	4.11m x 2.69m
En-Suite	6'7 x 3'5	2.01m x 1.04m
Bedroom 6	16'4 x 14'10	4.98m x 4.52m
En-Suite	7'3 x 7'0	2.21m x 2.13m
Bedroom 5	12'8 x 11'5	3.86m x 3.48m
En-Suite	7'2 x 3'2	2.18m x 0.97m
Bedroom 4	12'2 x 11'5	3.71m x 3.48m
En-Suite	7'2 x 3'1	2.18m x 0.94m
Bedroom 3	13'11 x 12'0	4.24m x 3.66m
En-Suite	7'9 x 4'4	2.36m x 1.32m
Bedroom 2	11'8 x 8'2	3.56m x 2.49m
En-Suite	7'8 x 7'5	2.34m x 2.26m
Bedroom 1	11'8 x 9'9	3.56m x 2.97m
En-Suite	7'9 x 4'10	2.36m x 1.47m
Bathroom	7'10 x 4'2	2.39m x 1.27m



aspc êspc fifespc pspc tspc spc scotland

