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13 Adderley Crescent

| Monifieth | DD5 4DS



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Offers Over £260,000

Rare opportunity to purchase this detached bungalow which is situated in a highly desirable residential location within central Monifieth. The property is within easy access to: health centre. David Lloyds sports complex, primary school, town centre, beach, golf courses, main bus and commuter routes connecting to nearby Broughty Ferry and Dundee. Adderley Crescent is a sought after residential location and this home offers spacious and adaptable accommodation comprising: vestibule, hallway, lounge, conservatory, dining room, fitted kitchen, shower room and three double bedrooms. The impressive list of attributes includes: double glazing, gas fired central heating, carpets, blinds, fitted wardrobes, integrated oven, hob and extractor hood. There is also the attraction of a large floored and line attic which could be converted subject to the usual planning permissions being obtained. The house and garage have been newly re-roofed. Vehicular needs are catered for by a large driveway and single detached garage. The property sits amidst a well-stocked mature garden which features: Monobloc paths, patio areas, lawn, herbaceous borders and a useful shed. This attractive property will appeal to a wide variety of the market and early viewing is to be highly recommended.



- Detached Bungalow
- Desirable Central Location
- Vest; Hallway
- Lounge; Dining Room
- Conservatory
- Fitted Kitchen & Shower Room

- Three Bedrooms
- Large Attic; Conversion Potential.
- Newly Re-Roofed
- Garage; Mature Gardens
- GCH; DG; EPC D



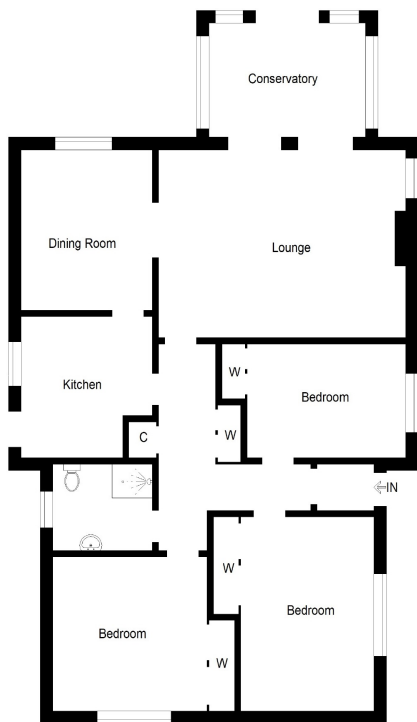


Illustration For Identification Purposes Only.
Not To Scale (ID:538512 / Ref:69763)

Lounge	15'8 x 14'7	4.78m x 4.45m
Dining Room	11'5 x 11'10	3.48m x 3.61m
Conservatory	13'2 x 9'5	4.01m x 2.87m
Kitchen	11'8 x 11'10	3.56m x 3.61m
Shower Room	8'2 x 6'0	2.49m x 1.83m
Bedroom 1	12'10 x 12'0	3.91m x 3.66m
Bedroom 2	13'8 x 9'0	4.17m x 2.74m
Bedroom 3	12'2 x 9'4	3.71m x 2.84m

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