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10 Malcolm Crescent

| Monifieth | DD5 4RU



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| Monifieth | DD5 4RU

Offers Over £230,000

This is an excellent opportunity to obtain a generously proportioned family home which provides spacious accommodation over 2 floor levels. The subjects are in tasteful decorative order, benefit from double glazing, gas central heating and will be sold with floor coverings, blinds, gas cooker, fridge/freezer, tumble dryer and washing machine included. The accommodation comprises: a large open plan/dining room with patio doors to the rear garden, conservatory, dining kitchen, cloakroom w.c., three double bedrooms upstairs (master has a balcony), bathroom and a separate shower room. There are ample storage facilities throughout the property-including within the attic area.

Externally the driveway to the side provides off street parking. There are low maintenance gardens surrounding the property with lawn and mature shrubs.

A wide range of local amenities include schools, recreational facilities, public transport and the picturesque shore area. Early viewing is highly recommended.



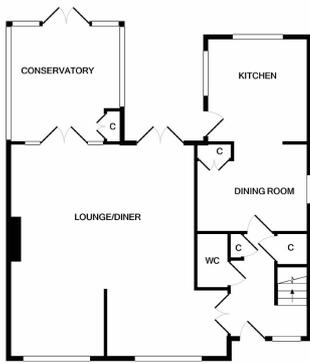
- Detached Villa
- Open Plan Lounge/
- Dining Room
- Conservatory
- Dining Kitchen

- Cloakroom w.c.
- 3 Double Bedrooms
- Bathroom & Shower Room
- D/G; Gas CH; EPC - D
- Driveway & Gardens

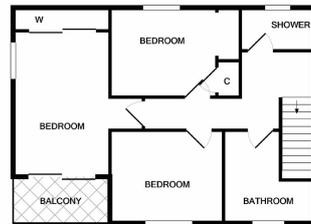




Lounge/Dining Room	25'5 x 22'7	7.75m x 6.88m
Conservatory	14'10 x 13'5	4.52m x 4.09m
Dining Kitchen	23'2 x 14'5	7.06m x 4.39m
Cloakroom w.c.	6'10 x 4'7	2.08m x 1.40m
Master Bedroom	18'2 x 15'6	5.54m x 4.72m
Bedroom 2	13'0 x 11'7	3.96m x 3.53m
Bedroom 3	12'7 x 9'3	3.84m x 2.82m
Bathroom	11'7 x 10'9	3.53m x 3.28m
Shower Room	8'3 x 4'7	2.51m x 1.40m



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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scotland



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