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Thorntons 
The right way to move



Balnabruach, 52c Durham Street
| Monifieth | DD5 4PD



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Offers Over £210,000

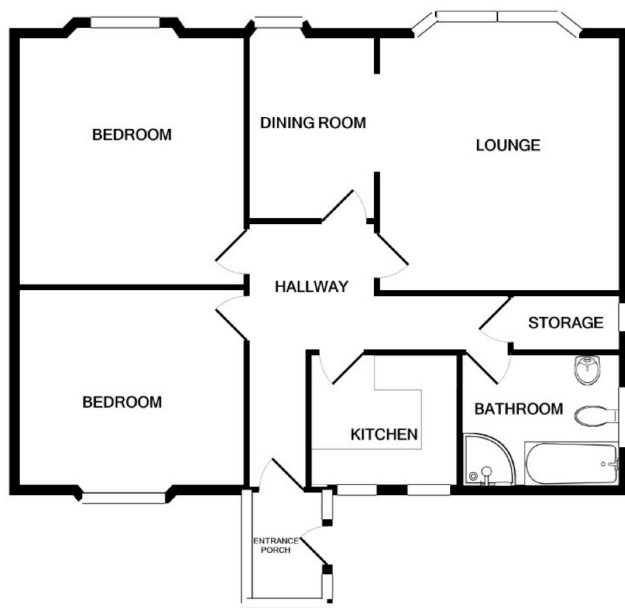
A unique opportunity has arisen to obtain an upper level dwelling which forms part of substantial stone built villa of immense character with many original features and enjoys panoramic views from the south elevation towards Tay Estuary and Tentsmuir Forest in the distance. This impressive property is accessed via a private gate, path and stairwell to the entrance vestibule. The accommodation comprises: bright and spacious reception hall, lounge with bay window which takes full advantage of the southerly aspects across Tay Estuary, open plan dining room, 2 double bedrooms, kitchen, utility room and a 4 piece modern bathroom suite. The well maintained subjects are in tasteful decorative order, benefit from double glazing, gas central heating and will be sold with floor coverings (mostly engineered oak flooring), blinds and integrated gas hob, extractor hood and double oven included. Externally the single garage has remote controlled access door from Durham Street and the rear door leads to a useful courtyard/wash bay area which provides a further parking space. The enclosed private gardens have mature shrubs, lawn, patio and a large useful timber shed. A wide range of local amenities include schools, shops, restaurants, public transport and the picturesque shore area. Early viewing is highly recommended.



- Divided Stone Villa
- Upper Level
- Panoramic River Views
- Lounge/Bay Window
- Open Plan Dining Room
- Kitchen & Utility Room

- 2 Double Bedrooms
- 4 Piece Bathroom Suite
- D/G & Gas Central Heating
- Garage & Car Wash Bay
- Private Gardens & Shed
- EPC - C





Lounge	23'3 x 16'2	7.09m x 4.93m
Dining Room	14'6 x 9'5	4.42m x 2.87m
Bedroom 1	19'4 x 14'0	5.89m x 4.27m
Bedroom 2	14'10 x 13'10	4.52m x 4.22m
Kitchen	9'10 x 9'6	3.00m x 2.90m
Utility Room	7'4 x 4'8	2.24m x 1.42m
Bathroom	12'5 x 8'9	3.78m x 2.67m

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 mis-statement. 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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