

**Thorntons**  
The right way to move



30 Margaret Lindsay Place, Monifieth, Angus, DD5 4RD

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Exceptional opportunity to purchase this well-presented executive detached villa occupying a prime site. Forming part of a desirable modern development the location is ideal for: Seaview Primary School, Health Centre, David Lloyd Leisure Club, High Street shops, beach, golf courses, train station and commuter links to nearby Dundee.

This luxury home offers comfortable accommodation over two levels comprising: hallway, lounge with bay, large fitted kitchen/dining/family, useful utility, cloakroom, family room, family bathroom and four bedrooms with two sharing a Jack and Jill shower room whilst the master enjoys stylish en-suite shower facilities. The impressive list of attributes includes: gas fired central heating, double glazing, French doors, Moduleo flooring, blinds, mains showers, quality fitted kitchen having integrated double oven, hob, extractor, dishwasher and refrigerator. Externally vehicular needs are catered for by a double Monobloc driveway. There is an attractive front garden with an open aspect whilst the thoughtfully landscaped ease of maintenance rear garden features, artificial grass and various patio areas. Making a stunning family home, early viewing is essential.

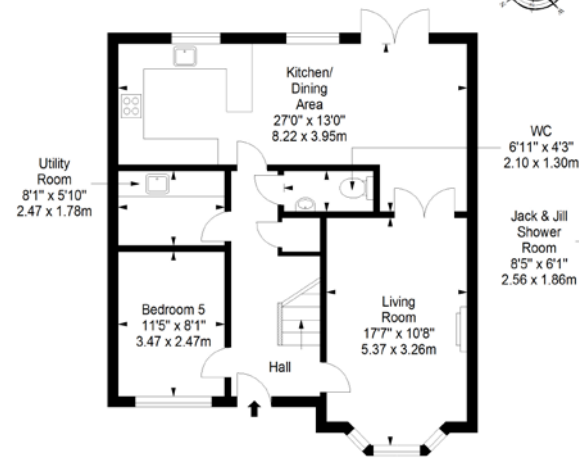
EPC Rating: B



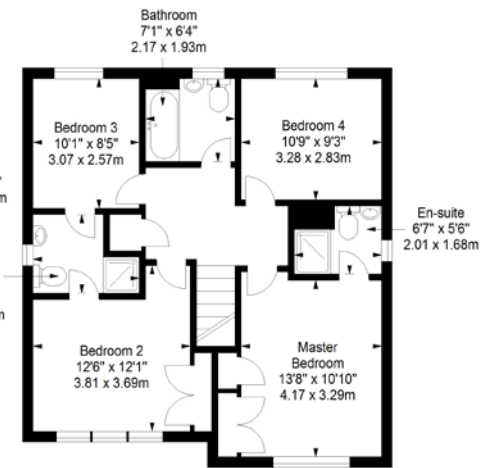




**Ground Floor**  
Approx. 71.0 sq. metres (764.3 sq. feet)



**First Floor**  
Approx. 70.4 sq. metres (757.8 sq. feet)



Total area: approx. 141.4 sq. metres (1522.1 sq. feet)