



10 BALMOSSIE PLACE, MONIFIETH, DD5 4QP
OFFERS OVER £180,000



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HOME REPORT VALUATION £180,000

EPC RATING C



This two-bedroom semi-detached property is located within the coastal town of Monifieth on the North Shore of the Firth of Tay. The property is excellently located being a short walk from Monifieth High School and the Esplanade. Monifieth Golf Links are also within easy reach along with many amenities including grocery stores, restaurants and primary schools. The area also has excellent transport links to Dundee and the surrounding towns. The property was constructed in the late 1960's as part of the Betts Development within the area and has huge potential to be an excellent family home.

The property enters into the front porch which opens to the hallway providing access to the ground floor level of the property with each public room benefiting from Georgian doors. To the front of the property is a spacious lounge with a large window and fitted blinds. Accessed from this room is the dining room and kitchen which are both to the rear of the property. The kitchen is fitted with wood effect wall and base units and a dark worktop which are in immaculate condition. There is space for undercounter white goods and the free-standing cooker is included within the purchase price. There is a tiled splashback surrounding the fitted units and linoleum flooring. Over the stainless-steel sink is a large window looking over the rear garden. In addition, there is access to the rear garden through the timber and glazed door. Also on the ground floor level is the shower-room which is accessed from the hallway. This room benefits from a large walk-in shower cubicle with shelves, a vanity unit with wash hand basin, and WC. The room is finished with partially tiled walls and linoleum flooring.

The carpeted staircase provides access to the upper floor accommodation which comprises of two double bedrooms and a storage cupboard at the top of the staircase. The bedrooms are of similar size with the smaller bedroom to the rear of the property benefiting from a double wardrobe. The larger bedroom is to the front of the property and benefits from fitted wardrobes with mirror sliding doors and a vanity unit with large mirror. An excellent additional feature to this room is the walk-in wardrobe which has been fitted with shelves.

Outside the property benefits from landscaped front and rear gardens which can be easily maintained. The front garden has a small lawned area bordered by flower beds and mature shrubs. The rear garden is fully enclosed and is laid with lawn and patio and again, surrounded with mature shrubs. There is also access to the garage through a single door. There is significant off-street parking available with a large stone chip driveway leading to the garage.

Early viewing is highly recommended to fully appreciate this property and its potential.

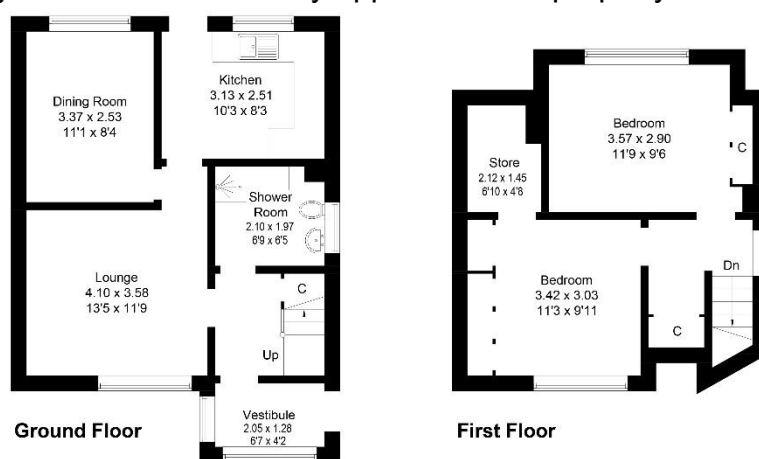


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