

Simple Approach



**52 Grangehill Drive, Monifieth
Angus DD5 4RS**

Offers over £190,000

Simple Approach are delighted to welcome this stunning 3 Bedroom Detached Bungalow set in the Monifieth area of Dundee to the residential market. This well presented 3 bedroom property boasts sought-after features such as gas central heating, double glazing and private parking for several vehicles. Comprising of a tastefully decorated lounge, modern kitchen, stylish shower room suite and 3 good size bedrooms, two of which the current owners utilise as a dining Room and Office space respectively. The owners have taken great care to ensure the property has been decorated and maintained to a high standard, with each room being presented immaculately throughout as a result. Externally the fantastic rear garden space has been wonderfully landscaped to produce a pleasant area for dining whilst allowing for the safe play of children and pets. Additionally a 12ft x 8ft shed with electrical points is available along with convenient electrical outputs around the decking area. Viewing is essential to appreciate the standard of home on offer as well as the excellent location for quick access to Dundee and some of Scotland's best commuting networks.

Lounge

16'2" x 12'0" (4.93 x 3.68)

Kitchen

9'1" x 9'8" (2.78 x 2.95)

Bedroom 1

13'7" x 8'10" (4.15 x 2.70)

Bedroom 2

10'2" x 8'9" (3.12 x 2.68)

Bedroom 3

10'3" x 7'6" (3.14 x 2.29)

Bathroom

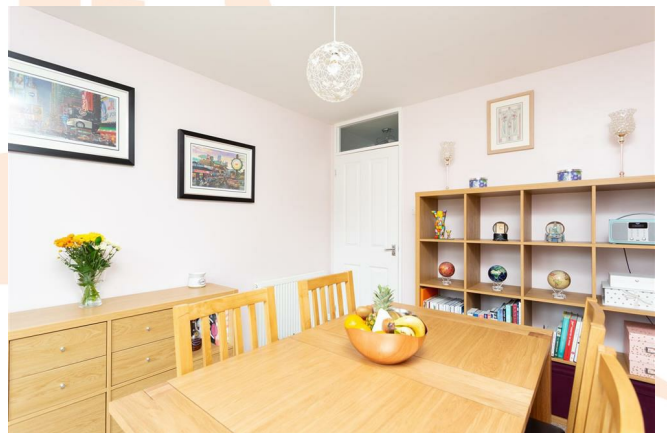
6'0" x 5'7" (1.85 x 1.71)

External

The property benefits from private driveway space and a fully enclosed rear garden. The garden space has been well maintained and will allow for pleasant Al-Fresco dining on the fine Scottish summer evenings due to the stylish decking.

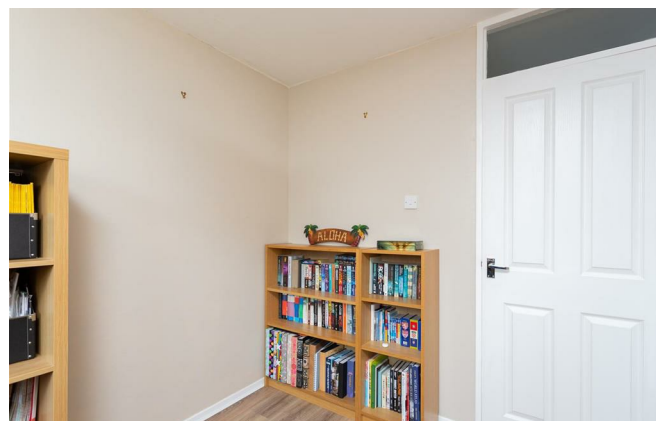
Location

Monifieth is a town and former police burgh in a popular area of Angus, Scotland. It is situated on the north bank of the Firth of Tay on the east coast approximately 7 miles from the centre of Dundee. It enjoys excellent commuter and public transport links to Scotland's major cities.





- Detached Bungalow
- Private Driveway For Several Cars
- Gas Central Heating and Double Glazing
- Modern Kitchen
- Stylish Shower Room
- Fully Enclosed Rear Garden
- Outdoor Electric Points
- 12 x 8ft Shed With Electrical Outputs
- Beautifully Decorated Throughout.





TOTAL APPROX. FLOOR AREA 70.5 SQ.M. (759 SQ.FT.)

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		89
(81-91) B		
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		