

# 25 Lorne Crescent

MONIFIETH, DUNDEE, DD5 4DY



*Beautifully extended to create a bright and spacious family room with a conservatory*



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Part exchange is available for this well-presented home in one of Monifieth's desirable locations. Offering spacious and flexible accommodation with elegant proportions, this comfortable home is freshly decorated and presented in a contemporary modern style.

# THE LOUNGE



This home has been cleverly extended to suit a larger family and offers two public rooms and a conservatory. The lounge is elegantly proportioned with a large feature fireplace wall and a window to the front garden and drive.



The dining room, or family room, opens up to the conservatory creating a stylish and bright public room.

# THE DINING ROOM & CONSERVATORY





# THE KITCHEN



The kitchen is modern with ample units and contrasting worktops, a backsplash and a small breakfast bar. The family shower room is also located on the ground floor.



# THE SHOWER ROOM







Upstairs, there are three bedrooms. The principal bedroom boasts a three-piece en-suite shower room.

# BEDROOM 1







# BEDROOM 2





# BEDROOM 3





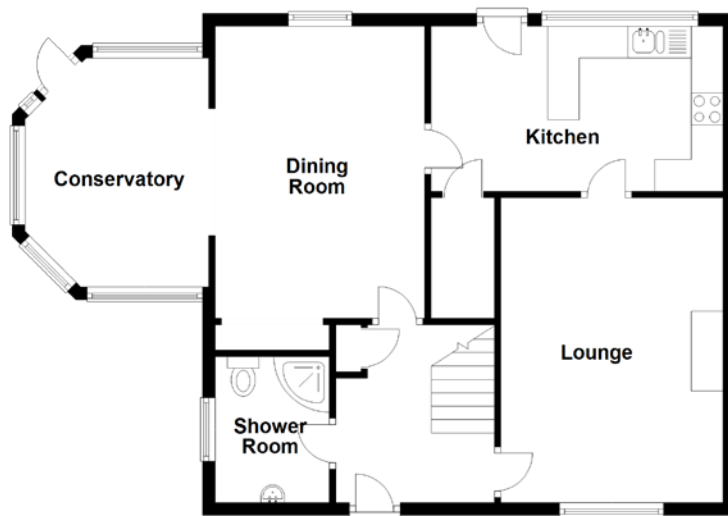
The gardens to the rear are enclosed by wooden fencing and laid to lawn primarily. A patio area sits beside the conservatory. To the front of this home is a drive and garage. Homes such as these are rare in the area, in walk-in condition and presented with contemporary elegance.

# THE GARDEN





# FLOOR PLAN, DIMENSIONS & MAP

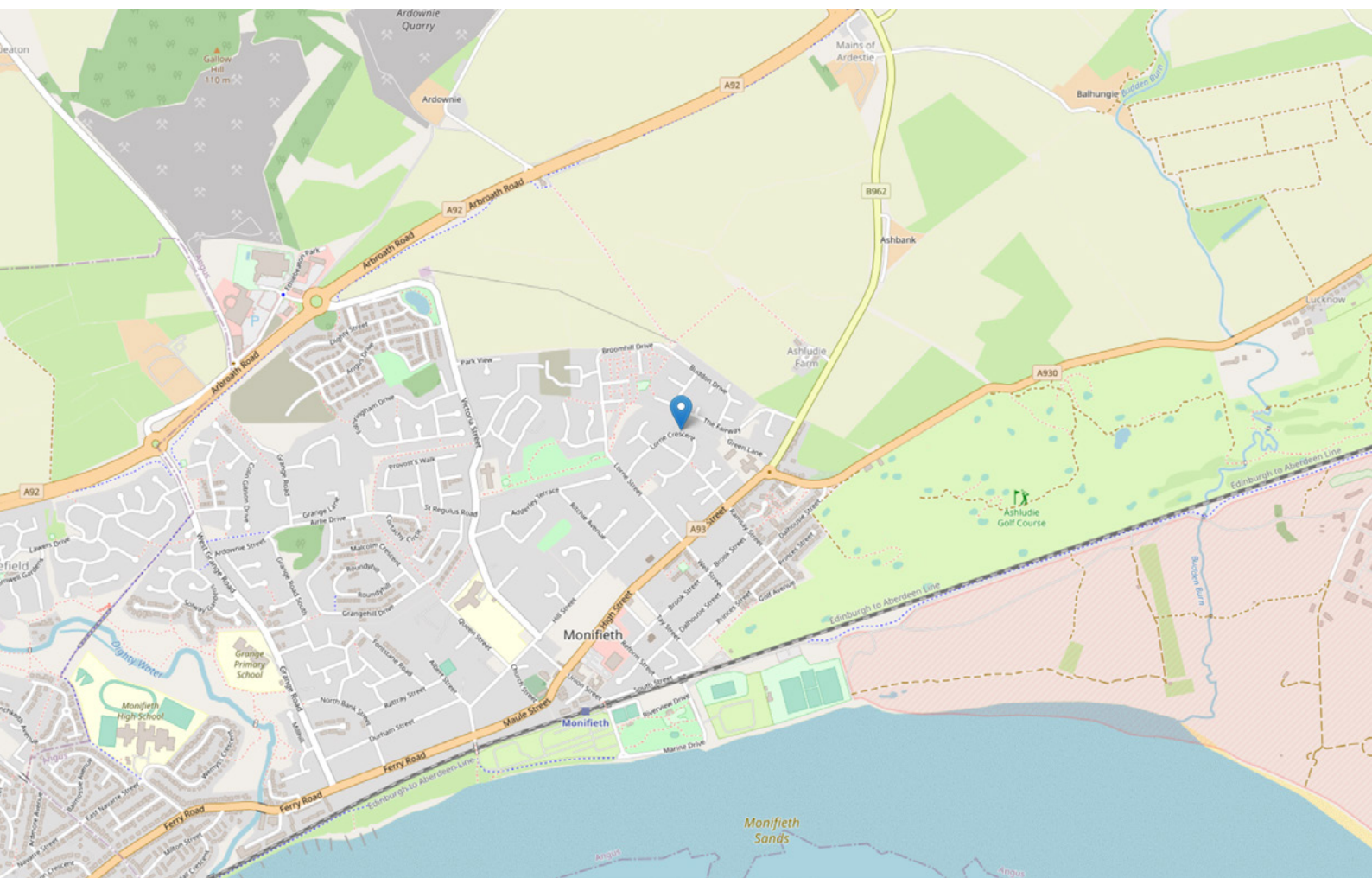


Approximate Dimensions (Taken from the widest point)

Lounge	4.80m (15'9") x 3.50m (11'6")
Kitchen	4.60m (15'1") x 2.60m (8'6")
Dining Room	4.60m (15'1") x 3.30m (10'10")
Conservatory	3.60m (11'10") x 2.46m (8'1")
Shower Room	2.30m (7'7") x 1.80m (5'11")

Bedroom 1	4.20m (13'9") x 3.50m (11'6")
En-suite	2.50m (8'2") x 1.20m (3'11")
Bedroom 2	3.30m (10'10") x 2.70m (8'10")
Bedroom 3	3.80m (12'6") x 2.50m (8'2")

Gross internal floor area (m<sup>2</sup>): 107m<sup>2</sup>  
EPC Rating: D





# THE LOCATION

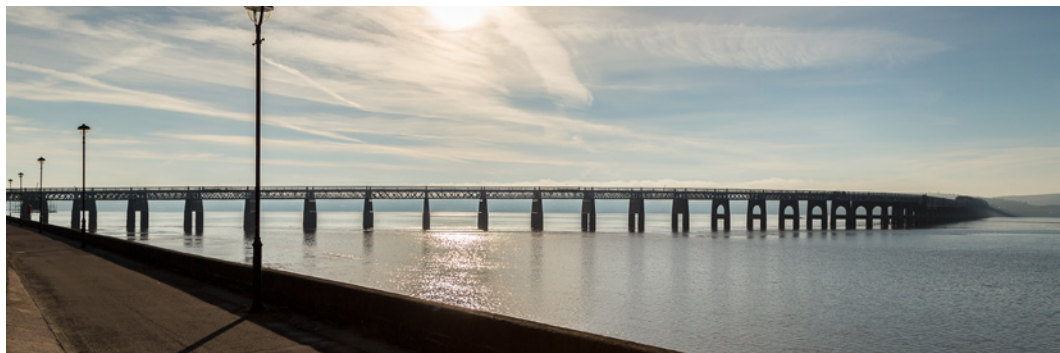
Lorne Crescent forms part of a popular residential estate and is situated within the suburb of Monifieth which in turn is located to the east of the City of Dundee.







All essential amenities are available close at hand. Monifieth enjoys a fine setting and a good range of leisure amenities. Monikie and Crombie Country Parks are close by and offer a range of leisure pursuits for all the family including watersports. Particularly popular is Monifieth's Blue Seaway, an outdoor recreation area with a children's adventure playground and wheeled sports area for older children. Lying near Carnoustie, Monifieth is noted as a golfing centre, with the Scottish Amateur Golf Championship and the qualifying rounds for the Open Championships held here.



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