



*Modern, fresh, excellent views! Five bedrooms, two en-suite shower rooms, a utility room and 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. This home has been cleverly extended to suit a larger family and offers two en-suite shower rooms as well as the family bathroom, and, a guest cloakroom with a toilet. There are five bedrooms ensuring one at least can be a home office if required.

# THE LOUNGE/DINER & CONSERVATORY



The lounge is elegant and spreads into the dining room and then out to the conservatory.



# THE KITCHEN & UTILITY



The kitchen is modern with white units and contrasting worktops, and backsplash tiles. There is a breakfast bar. The kitchen in turn is open to the utility room.



This side of the house gives access to two bedrooms, one on the ground floor and one upper floor, each with an en-suite shower and built-in wardrobes. This is an ideal arrangement for extended family living or for guests or even as an independent teenager wing.

# BEDROOM 1



# BEDROOM 2





From the hall, there is a guest cloakroom with a toilet and the main staircase rises to three further bedrooms all with built-in wardrobes and the family bathroom. Storage in this home is plentiful.

# THE BATHROOM



# BEDROOM 3





# BEDROOM 4



# BEDROOM 5

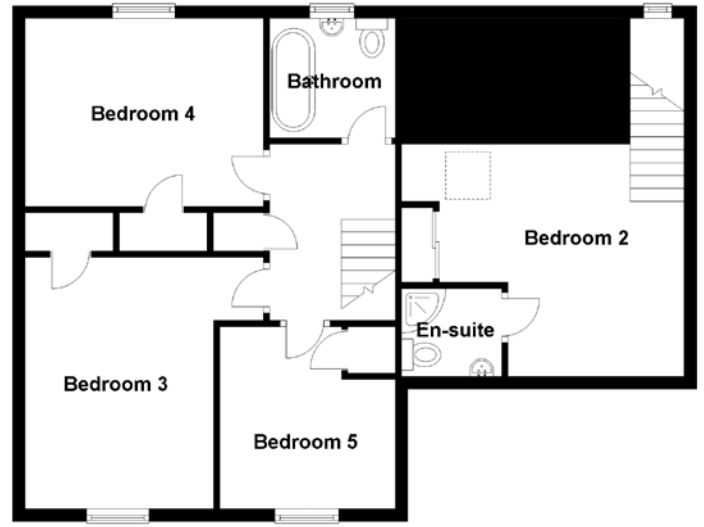
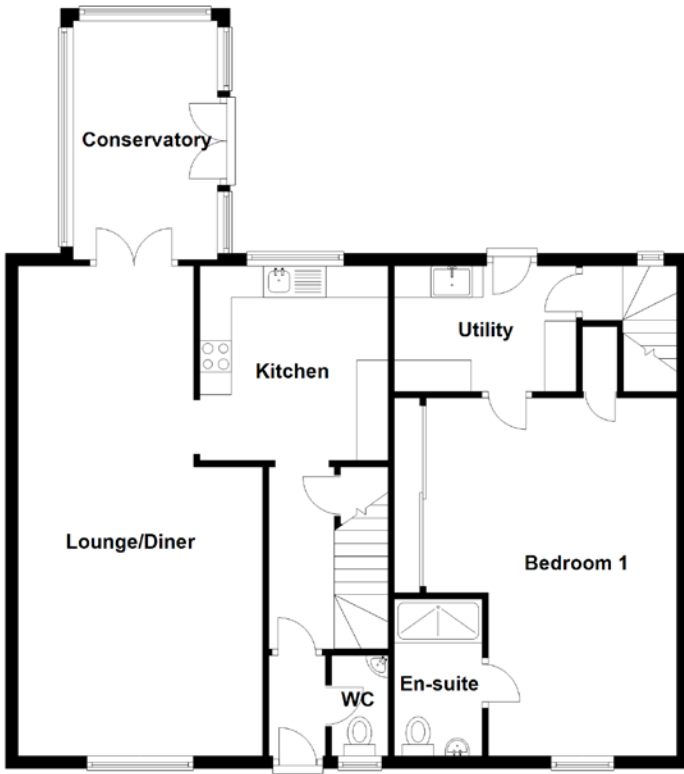


The gardens to the rear are enclosed and reasonably private. A neat patio area sits beside the conservatory. To the front of this home is a drive and neat gardens. Homes such as these are rare in the area, in walk-in condition and presented with contemporary elegance.

# THE GARDEN



# FLOOR PLAN, DIMENSIONS & MAP

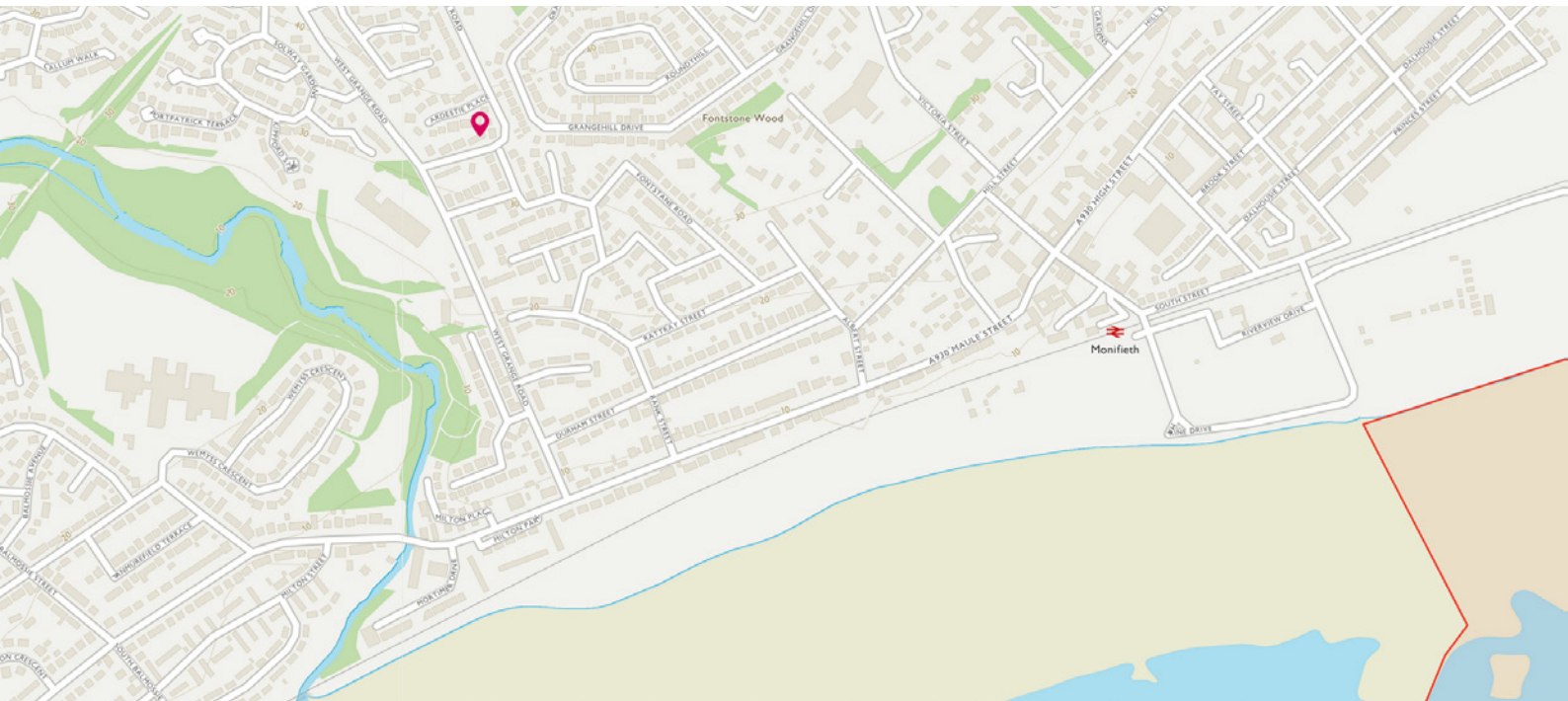


Approximate Dimensions (Taken from the widest point)

Lounge/Diner	7.80m (25'7") x 3.90m (12'10")
Conservatory	3.80m (12'6") x 2.30m (7'7")
Kitchen	3.10m (10'2") x 3.00m (9'10")
Utility	2.90m (9'6") x 2.00m (6'7")
WC	1.60m (5'3") x 0.90m (2'11")
Bedroom 1	5.70m (18'8") x 4.00m (13'1")
En-suite	2.50m (8'2") x 1.40m (4'7")

Bedroom 2	4.20m (13'9") x 3.70m (12'2")
En-suite	1.60m (5'3") x 1.40m (4'7")
Bedroom 3	4.00m (13'1") x 3.80m (12'6")
Bedroom 4	3.80m (12'6") x 2.99m (9'10")
Bedroom 5	2.90m (9'6") x 2.80m (9'2")
Bathroom	2.10m (6'11") x 1.90m (6'3")

Gross internal floor area (m<sup>2</sup>): 144m<sup>2</sup>  
EPC Rating: C



# THE LOCATION

Grange Road 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. This home offers fine views of the Tay and an open outlook.





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 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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