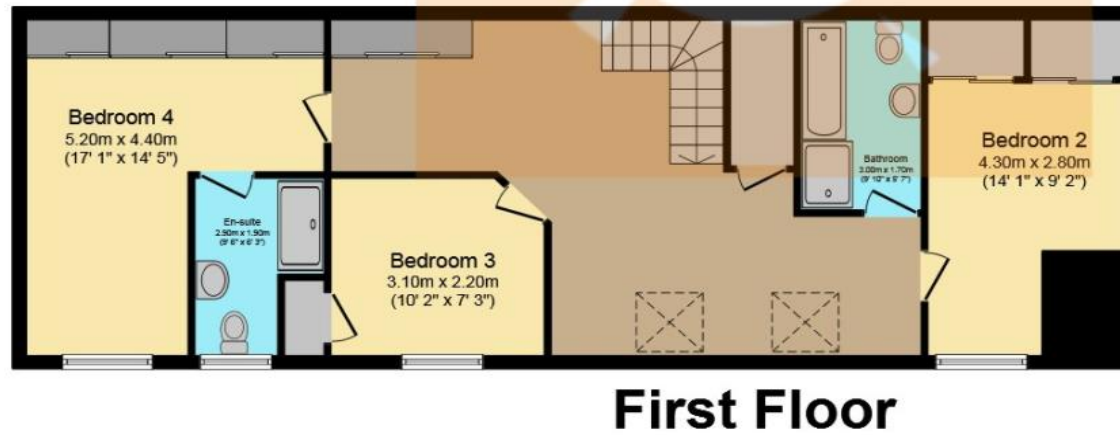




1 The Stables, Monifieth, Dundee

Offers Over £349,000





This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

THE PROPERTY

Stunning character property, part of a luxury converted former steading. Truly presented in walk in condition with a high specification throughout. Please contact your personal estate agents The Property Boom for much more information and the Home Report.

Welcome to No. 1 The Stables and this stunning 4 bedroom home set amidst beautiful countryside within an enchanting former steading. The porch is entered via a timber/double glazed door to an incredibly spacious open hallway.

The Lounge is stunning in its' simplicity with an abundance of natural sunlight from the double window formation coupled with the velux ceiling skylights. There is a focal point gas stove, neutral décor and lovely open views.

The designer Kitchen has plentiful storage within the white and grey contemporary hi gloss cabinetry to both floor and walls. Breakfast bar and Neff integrated appliances include induction hob, electric oven and grill, microwave, dishwasher, coffee maker and fridge/freezer. Co-ordinating Corian work surfaces, porcelain floor tiles, chrome fixtures and feature lighting finish things off beautifully. The kitchen also boasts ample space for family dining and further benefits from a separate utility room.

The Master Guest Bedroom is located on the ground floor with quality feature wallcoverings in neutral shades, built in storage and elegant en suite shower room featuring fully tiled shower cabinet plus white sanitary ware. There is also an additional downstairs W.C.

From the lower hallway, a staircase with solid timber bannister and staircase with tasteful stair runner carpet adds to the luxury feel of this entire home.

The upper landing is incredibly spacious and is the perfect suntrap with loads of natural light filtering in from the velux sky lights, and offers access to the 3 further bedrooms, all of which are presented beautifully and have built in wardrobes, with the master bedroom also benefitting from an en suite shower room. The Family Bathroom is also found on the upper level with 4 piece sanitary ware including separate walk in shower cabinet, plus bath, wash hand basin and w.c.

The property has a single garage with power and lighting and there is a private child friendly fenced garden with lovely paved patio area, perfect for dining alfresco. There is also a large area laid to lawn and stunning mature trees, and awesome open panoramic countryside views.

This is a fantastic opportunity to acquire this exquisite contemporary home within a highly sought-after picturesque town. Local amenities are excellent. Regular train and bus services run to Dundee and its' surrounding areas. Monifieth is a great location, with St. Andrews just 30 minutes traveling time, 20 minutes from Dundee Airport and 2 hours from Edinburgh, Glasgow and Aberdeen Airports.

Monifieth's High Street is a hive of activity with cafés, bars and local restaurants, and for lovers of golf, Monifieth Golf Links offers a fantastic day out and is only a short drive. The attention to detail with every aspect of this lovely home is a real credit to the current owner and we urge early viewing to avoid disappointment.

Viewing by appointment – please contact The Property Boom to arrange a viewing or for any further information and a copy of the Home Report. Any areas, measurements or distances quoted are approximate and floor Plans are only for illustration purposes and are not to scale.

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www.thepropertyboom.com
70 West Regent Street, Glasgow, G2 2QZ
Tel: 0333 900 9089 / Email: smile@thepropertyboom.com