



Plot F6 Milton Mill, Monifieth, DD5 4JF

Fixed Price £260,000





## THE PROPERTY

Another fabulous two-bedroom, second floor apartment by renowned developers, H&H Properties Ltd, Dundee. Upon entering this splendid property, you quickly realise that the developer has used only the finest quality fixtures and fittings.

The open-plan lounge / kitchen is saturated with natural light from the large double-glazed windows and doors which lead you to a glass fronted balcony with magnificent uninterrupted views of the Tay Estuary and sandy beaches.

The impressive specification includes a high-quality German fitted kitchen with handleless doors offering excellent storage. The white cabinets are complimented beautifully by the contrasting dark grey worktops and matching splash backs. Integrated Neff appliances include, fridge/freezer, oven/grill, induction hob, dishwasher and washer dryer. Under cabinet LED task lighting and flush mounted ceiling spot lights add to the ultra-modern feel of the kitchen.

Thermostatic controlled underfloor heating and a gas central heating system provides a lovely cosy feel to each room. The property is entered via a digital video door entry system leading to a well-maintained communal area with an elevator. A factor has been appointed and all purchasers pay a monthly maintenance fee for the upkeep of all common areas and elevators.

This luxury apartment also benefits from two spacious double bedrooms, both with fitted wardrobes. The master bedroom has a splendid en-suite shower room with super-stylish fixtures and fittings. A beautiful contemporary bathroom consists of elegant 3-piece white sanitary ware, elegant chrome fittings, shower over bath with glazed screen.

This is a fantastic opportunity to acquire an exquisite contemporary home within a highly sought-after picturesque seaside 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. A well-known Scottish grocer has recently opened at the entrance to the development and for lovers of golf, Monifieth Golf Links offers a fantastic day out and is only a short stroll from the prestigious Milton Mill Development.

Please watch The Property Boom's HD Video for an in-depth tour of this fabulous development. Please contact The Property Boom to arrange a viewing or for further information. Any areas, measurements, floor plans and distances quoted are approximate. The specification may have changed slightly. Please check with the sales person for this to be clarified. Images are only for illustration purposes. Thank you.

### Room Dimensions:

Lounge: 4.72m (15'06") x 4.37m (14'05")

Kitchen: 3.91m (12'10") x 3.66m (12'00")

Bath: 2.84m (9'04") x 1.80m (5'11")

Bedroom 1: 4.70m (15'06") x 3.30m (10'06")

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