



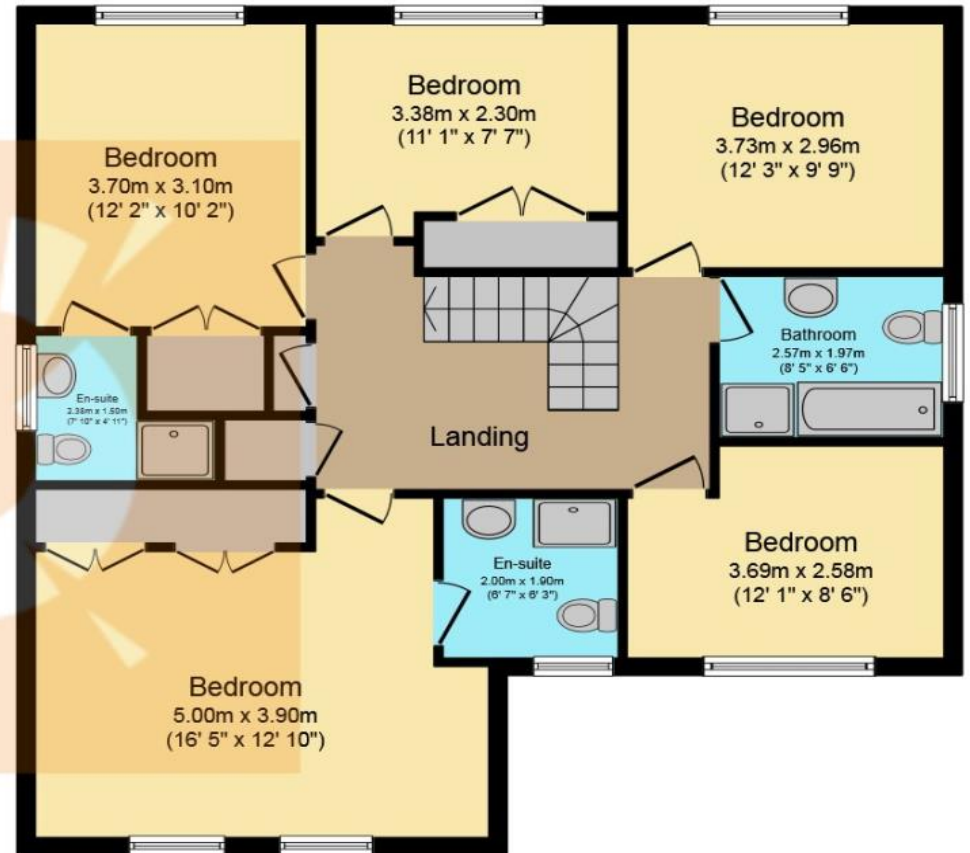
2 Ashludie Hospital Drive, Monifeith

Offers Over £370,000





Ground Floor



First Floor

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

THE PROPERTY

Stunning EX SHOW HOME. Located within EXCLUSIVE Ashludie Grange. Open views and arguably the best plot within the development. HIGH SPECIFICATION fixtures throughout this immaculate property. Please call your personal Estate Agents The Property Boom for much more information and a copy of the Home Report.

Welcome to No. 2 Ashludie Hospital Drive and this fabulous family home located within the exclusive Ashludie Development. Upon entering the warm, welcoming reception hallway, with neutral décor, you can't help but notice the impressive scale of this wonderful accommodation.

The superbly spacious open-plan kitchen, dining room and family room are awash with natural light from the many double-glazed window formations. Numerous high-gloss wall and floor mounted cabinets offer masses of storage space. Appliances include a stainless-steel sink with chrome mixer tap, integrated induction hob, double oven, microwave, dishwasher, fridge freezer and champagne cooler, which will all be included in this sale. The kitchen is further complemented with an ultra-modern breakfast bar. The open-plan layout provides the perfect place for entertaining guests and elegant patio doors offer access to a sociable decking area, ideal for dining alfresco. The rear garden further benefit from a section laid to lawn, decorative gravel and timber fencing which makes for a child-friendly garden as well as providing lots of privacy.

From the dining kitchen is an ideally located utility room consisting of a stainless-steel sink with chrome tap and a washer dryer which will also be included within the sale of this property.

The beautifully presented family lounge with impressive ceiling heights has absolute wow factor with fabulous contemporary wall coverings. Large bay windows engulf the entire room with natural light and neutral fitted carpets create a comforting feel in this room, making it the perfect area to relax and unwind with family and friends after a long day.

To complete the ground floor of this stunning home is a useful downstairs W.C. which has been presented in immaculate condition, consisting of a wash-hand-basin and W.C. Contemporary chrome fixtures and fittings include a chrome heated towel rail. Access to the upper level of this property is via a stylish carpeted staircase with timber handrail to the gallery layout above.

The upper level provides access to five beautifully presented bedrooms, three of which benefit from large built-in storage wardrobes, with a double wardrobe in the master bedroom, all offering an excellent storage solutions and private en-suite shower rooms within the master bedrooms featuring an impressive double shower.

A family bathroom with modern fixtures and fittings consists of four-piece white glazed stylish sanitary ware that has been immaculately presented to include the bath, W.C., wash-hand basin and separate walk in shower cubicle.

Externally, this property benefits from a double-garage and a large Monoblock driveway to offer ample parking for various vehicles. A section laid to lawn can be found in the front garden which has lovely open views. A factor is in place for this property which takes care of the maintenance of the estate grounds. 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 cafes, 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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