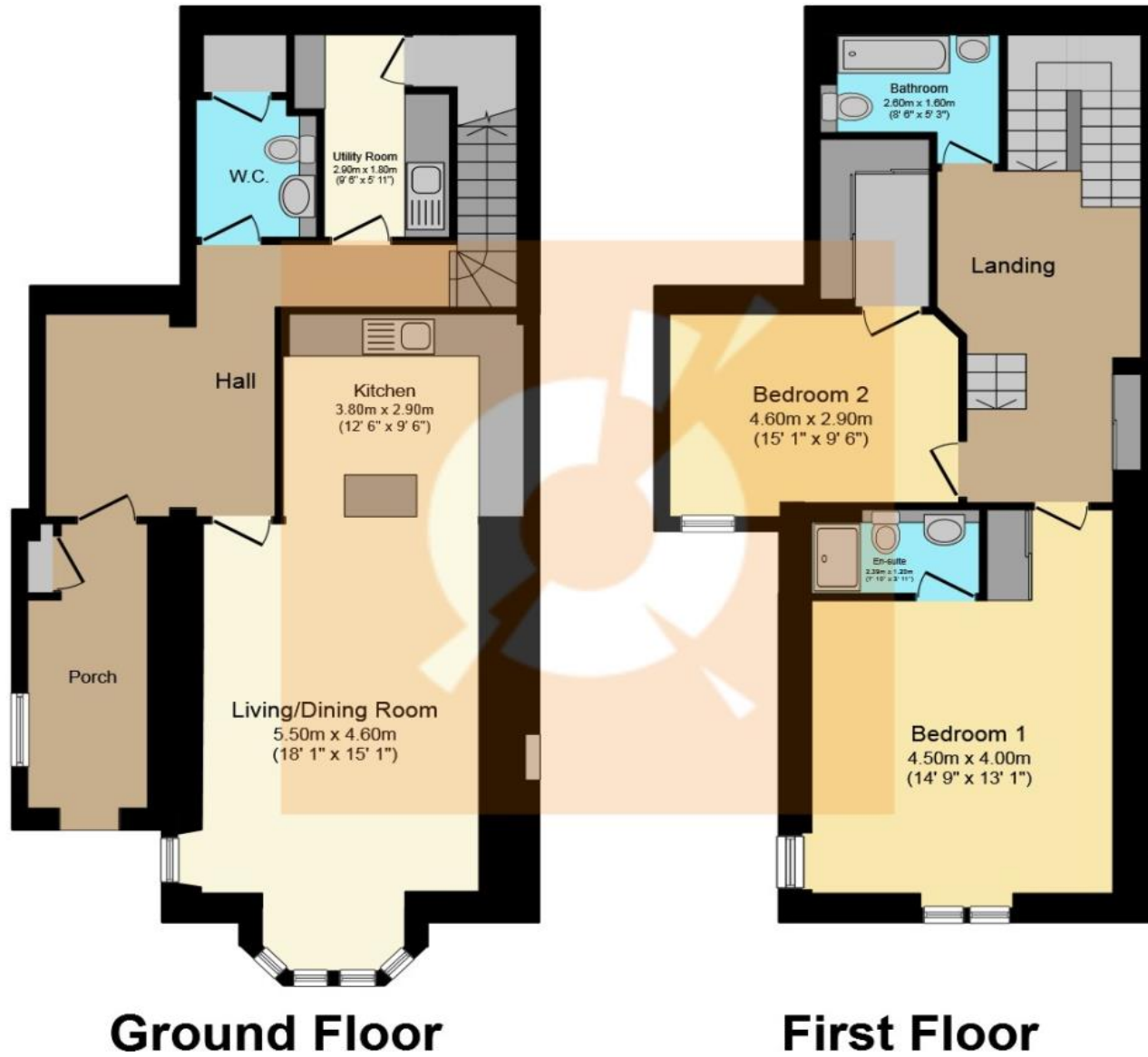




Seaview Manor 11 Lairds Walk House 3, Monifieth

Fixed Price £350,000





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

THE PROPERTY

*****HIGHLY IMPRESSIVE DIVIDED VICTORIAN MANSION***** A unique opportunity has arisen to acquire a wonderful residence of distinction. This stunning villa enjoys great scale with excellent light and fabulous views. **INCENTIVES AVAILABLE** - Please call The Property Boom for more details.

Welcome to Seaview Manor a stunning property which forms part of a divided Victorian Mansion built in 1860 and designed by renowned Dundee architect, James McLaren. The developers, GL Residential, have succeeded in preserving and enhancing the character of this magnificent listed manor house which is set within an attractive walled garden.

This elegant residence has been sympathetically restored to retain many period features and has been seamlessly combined with contemporary open plan living spaces.

This exclusive two-bedroom home has been carefully designed to maximise the natural light and stunning views. The villa delivers generously proportioned open plan living with contemporary luxury blended perfectly into the gravity of the original building and forms part of seven dwellings in this substantial stone-built mansion.

The impressive specification includes a high quality Leicht German Kitchen designed and installed by award-winning Kitchens International. The ultra-modern kitchen consists of soft close drawers, cabinets and worktops. Siemens appliances include integrated oven, fridge, freezer, dishwasher and induction hob. A washer and dryer are located in a separate utility room.

The generously proportioned lounge with impressive ceiling heights and opulent cornicing is awash with natural light from the double-glazed sash and case windows. 11 Lairds Walk, exudes a wealth of character and benefits from great scale stretching over 145 sq m.

A staircase leads to an upper landing providing access to a family bathroom and two considerable sized bedrooms with master en-suite. Views of Monifieth and The River Tay estuary from the upper level are simply delightful. A super-stylish family bathroom and en-suite bathroom consist of contemporary white Roca sanitary ware and Grohe chrome fittings completing this exceptional home to perfection.

Seaview Manor is perfectly situated to enjoy a host of local amenities which include shops, restaurants and bars, all within a short walk. For more detailed information on schooling, please use our school catchment and performance tool on our website. The property also benefits from excellent transport links and is only a 5-minute drive from the A92 and 5 minutes from the local train station. For lovers of golf, Carnoustie and St Andrews are only a short drive away.

GL residential care passionately about what they build and have a huge sense of pride in their development. We highly recommend an early viewing as properties of this calibre with such a high specification won't be on the market long. If you have been looking for a unique home with a wealth of character and charm coupled with contemporary modern living, please get in touch. The foregoing particulars of sale are to be used as a guide only. No details are guaranteed, and all measurements are approximate and are intended for general guidance only.

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