

property@hodge



Flat 4 Swallow Apartments
Monifieth
Dundee
DD5 4NG

Offers over
£145,000





Situated within a central and highly desirable location, this bright and spacious first floor apartment enjoys stunning sea views towards the Tay and offers well-proportioned accommodation throughout. Ideally suited to a wide range of purchasers, the property is presented in move-in condition and benefits from excellent local amenities and transport links nearby.

Monifieth is a popular coastal town offering an excellent range of local amenities including shops, cafes, supermarkets, leisure facilities and two golf courses. The area is served by primary schools and Monifieth High School, whose catchment also includes nearby Angus villages. Excellent transport links, including rail and road connections, providing convenient access to Dundee, Angus and beyond.

The accommodation comprises a welcoming hallway with excellent storage, a bright lounge diner with bay window enjoying impressive open views, kitchen, shower room and two generous double bedrooms, both benefiting from built-in wardrobes.

Further benefits include double glazing, electric heating, secure entry system and the added advantage of a stair lift.

Externally, the development is surrounded by well-maintained communal garden grounds and offers ample residents' parking.

This spacious apartment is likely to appeal to a broad section of the market including first-time buyers, downsizers and buy-to-let investors, and early viewing is highly recommended.

Lounge Diner 5.39m x 4.11m (17'8" x 13'6")

Kitchen 3.40m x 2.71m (11'2" x 8'11")

Bedroom One 3.30m x 2.86m (10'10" x 9'5")

Bedroom Two 3.30m x 2.50m (10'10" x 8'2")

Shower Room 2.17m x 1.77m (7'1" x 5'10")



- 2 Bedrooms
- Lounge Diner
- Kitchen
- First Floor Apartment
- Electric Heating & DG
- Close To Public Transport
- Popular Residential Area
- Move-in Condition
- Council Tax Band C
- EPC C

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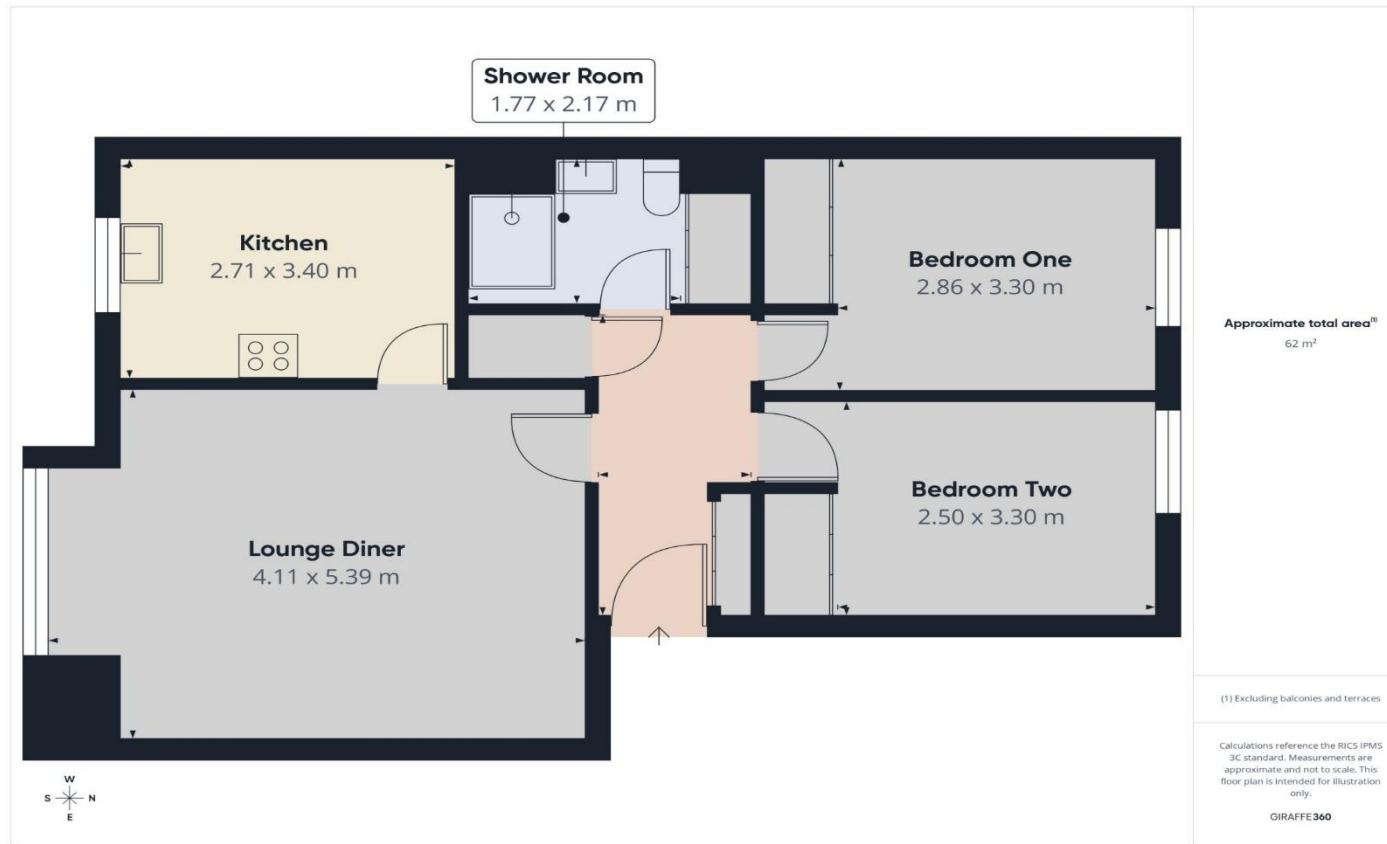






Directions: What3words: ///legal.neatly.stylists

Viewing Arrangements:
Contact the sole selling agent by telephoning 01250-870006 to
arrange an appointment.



IMPORTANT NOTE

These particulars have been carefully prepared for the guidance of prospective purchasers but their accuracy is not guaranteed. The measurements stated are based on an electronic measuring device and a slight margin of error is possible. Where precise room measurements are essential, prospective purchasers should check such measurements prior to submission of an offer.

Any detail of these particulars can be clarified prior to viewing particularly for those travelling a significant distance.

Only prospective purchasers who have noted an interest through a Scottish solicitor will be advised of any closing date for offers.

CONTACT DETAILS

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