



Craigton Of Monikie, Dundee  
Offers in the region of £300,000

 REID  
ESTATES

Deceptively spacious and beautifully presented bungalow situated on approximately ¼ of an acre plot in the popular rural location of Craigton of Monikie, just 10 minutes from Monifieth.

The property is very versatile and the rooms can be adapted to suit your family requirements. The bungalow comprises of Vestibule, Reception Hall, Lounge, Dining Room, Dining Kitchen, Utility room, Master bedroom suite with Dressing Room and En-Suite, Four further double bedrooms and a family bathroom. Solar panels are fitted to the roof and provide the Feed In Tariff income of approximately £900 per annum until 2036. Front and Rear Garden.

This house must be viewed to appreciate the space and size of the property. Please do not drive by as it is very deceiving.

There is a Primary school with nursery, Village store ½ mile away, Monikie & Crombie Country Parks close by and the local Craigton Coach Inn. Bus stop. Golf courses nearby are Panmure and Carnoustie.

Also convenient for the Angus Glens-part of the Cairngorms National Park and a walkers paradise.

The Camus Cross is an early medieval Scottish standing stone made of Old Red Sandstone measuring 6.6ft, located on the Panmure Estate near Carnoustie The Cross was built in the 10th century. There is also the Panmure Monument also known as The Live and Let Live Monument which can be seen from the bungalows windows. And was built in 1839 by the tenants of Panmure Estate in appreciation of the fact their Laird William Maule 1st Lord of Panmure was willing to forgo their rents during several years of poor harvests in the 1820s.

It has a Neo Gothic buttressed base with a fluted column rising 105ft and topped by an ornamental vase, designed by John Henderson.

Dundee City Centre The City of Discovery is a short drive away and has all amenities.

Plenty for children and adults alike to do and plenty places to visit.



### **Vestibule 1.72 x 1.73 (5'8" x 5'8")**

Entered by an ornate timber and glazed exterior door leading into this vestibule. Wrought iron curtain pole. Cornice. Central pendant light. Carpet flooring. 15 Pane timber and glazed door with side panels entering into the Reception Hall.

### **Reception Hall 4.11 x 10.34 (13'6" x 33'11")**

Well- presented bright and welcoming hall with doors leading to the various rooms. Hatch to attic which is partially floored and has light. The attic also houses the hot water tank. Cornice. Two Radiators. Down-lights. Carpet flooring.

### **Lounge 6.0 x 5.0 (19'8" x 16'5")**

Entered by a timber and glazed door with glazed side panels into this impressive lounge with dual aspect windows with views over farm land to the Panmure Monument, which is south facing. This is a large room with ample space for free standing furniture. Central brushed steel four halogen spotlights Two wooden curtain poles with ornate finials. Two radiators. Cornice. TV point. Engineered wood flooring.

### **Dining Room 4.0 x 2.85 (13'1" x 9'4")**

This room can be accessed from the lounge and the kitchen and it is a bright well- presented room with ample room for an eight seat dining table and chairs. Patio doors lead out on to a decked area in the rear garden. Wall lights. Central pendant light. Cornice. Steel curtain pole. Dado rail. Radiator. Carpet flooring.

### **Kitchen/Diner 4.85 x 4.0 (15'11" x 13'1")**

A modern and trendy kitchen/diner with a range of fitted wall and base units in gloss white. Giving more than adequate storage .All wall units have under cabinet lights. Laminate worktops with tiling behind. Integrated Stoves induction hob with two Stoves fan assisted ovens below with a grill. Extractor hood above the hob. Integrated single bowl sink with mixer taps and shower and spray head. Free standing





Bosch dishwasher and large Beko Fridge/Freezer. Two north facing windows allowing in plenty natural light. Doors leading to Dining Room, Utility Room and Reception Hall. Ample room for Dining table and chairs. Pendant light and down-lights. Two TV points .Laminate oak effect flooring.

### **Utility Room 2.8 x 1.6 (9'2" x 5'3")**

A good size room with a laminate worktop with free standing Hotpoint automatic washing machine and room for a tumble dryer underneath. Ample storage provided by deep shelving. Danesmoor boiler which is serviced annually for the oil fired heating system. Radiator. Central pendant light. Carpet flooring. Timber and glazed door leading out on to the rear garden.

### **Master Bedroom 3.70 x 4.55 (12'2" x 14'11")**

This is a very spacious, bright well- presented bedroom with a double mirrored door wardrobe with hanging rail and shelf. Two south facing windows. Ornate cornicing. Radiator. Two wall lights. Wooden curtain pole. TV point. Carpet flooring. A further two double mirrored sliding doors leading to dressing room and en-suite.

### **Dressing Room 2.19 x 1.86 (7'2" x 6'1")**

A very useful walk in dressing room with hanging rails and shelving all the way round for storage. Central pendant light. Carpet flooring. Every woman's dream!

### **En-Suite 1.82 x 1.87 (6'0" x 6'2")**

A good size en-suite with fitted three piece suite comprising of close coupled WC, pedestal wash hand basin with mirror behind. Tiled shower with folding door and an electric shower within. Monroe extractor fan. Opaque south facing window.. Radiator. Vinyl mosaic tiling effect flooring.

### **Bedroom 2/Study/Family 3.8 x 2.9 (12'6" x 9'6")**

This room is currently used as an office, but would be equally useful



as a double bedroom or family room. There are two windows which are south facing. Ornate cornicing. Radiator. TV point. Ornate glass wall light. Fitted wooden shelf cabinets for books or display use. Wooden curtain pole. Carpet flooring.

### **Bedroom 3 2.3 x 3.8 (7'7" x 12'6")**

Double bedroom with two south facing windows. Could be used as a twin bedroom. Wooden curtain pole. Central pendant light. Radiator. Carpet flooring.

### **Bedroom 4 4.54 x 4.42 (14'11" x 14'6")**

Another good size double bedroom with two north facing windows, overlooking the garden. Double fitted wardrobe with sliding doors and hanging rail and shelf within. Fitted corner bookshelves. Cornice. Radiator. Central pendant light. Wooden curtain pole. Carpet flooring.

### **Bedroom 5 3.42 x 2.80 (11'3" x 9'2")**

Double bedroom currently used as a study with two north facing windows. Fitted double wardrobe with hanging rail. Display shelf. Cornice. Radiator. Central pendant light. Carpet flooring.

### **Family Bathroom 2.76 x 2.55 (9'1" x 8'4")**

A beautiful modern bathroom with wow factor. Four piece suite consisting of large bath with mixer tap with shower spray. Back to wall WC, two square wash hand basins with mixer taps set on a beautiful oak vanity unit with two cupboards and four drawers below. Two back lit wall mirrors behind the wash hand basins. Large walk in shower with mains shower within. Fully tiled walls in natural stone. Two opaque north facing windows. Chrome ladder style heated towel rail.

High quality wood effect vinyl flooring.

### **Front Garden**

Gravelled driveway with parking for 5-6 cars. Lawned area with herbaceous and shrub borders. Paved walkway to the front door and



leading round to rear garden. Two electric outdoor lights at the front door. Stone wall to the front of the property with outdoor power socket. Slatted wooden fence to the side. Ample room for a garage to be built, which has power and an outside water tap already in place. Security outdoor lighting.

### **Rear Garden**

Mainly laid to lawn with an orchard consisting of apple, pear, cherry trees, black and redcurrant bushes, gooseberry bushes and blackberry bushes and a rhubarb patch. Various trees and shrub borders. Six raised beds for growing vegetables. Decking area which has recessed decking electric lights outside the dining room for relaxing! 2,500 litre oil storage tank, two timber garden sheds and a poly-tunnel with power socket. Optional chicken coop. Security outdoor lighting. This is a self-sufficient garden. There is also a seating area.

### **Fixtures & Fittings**

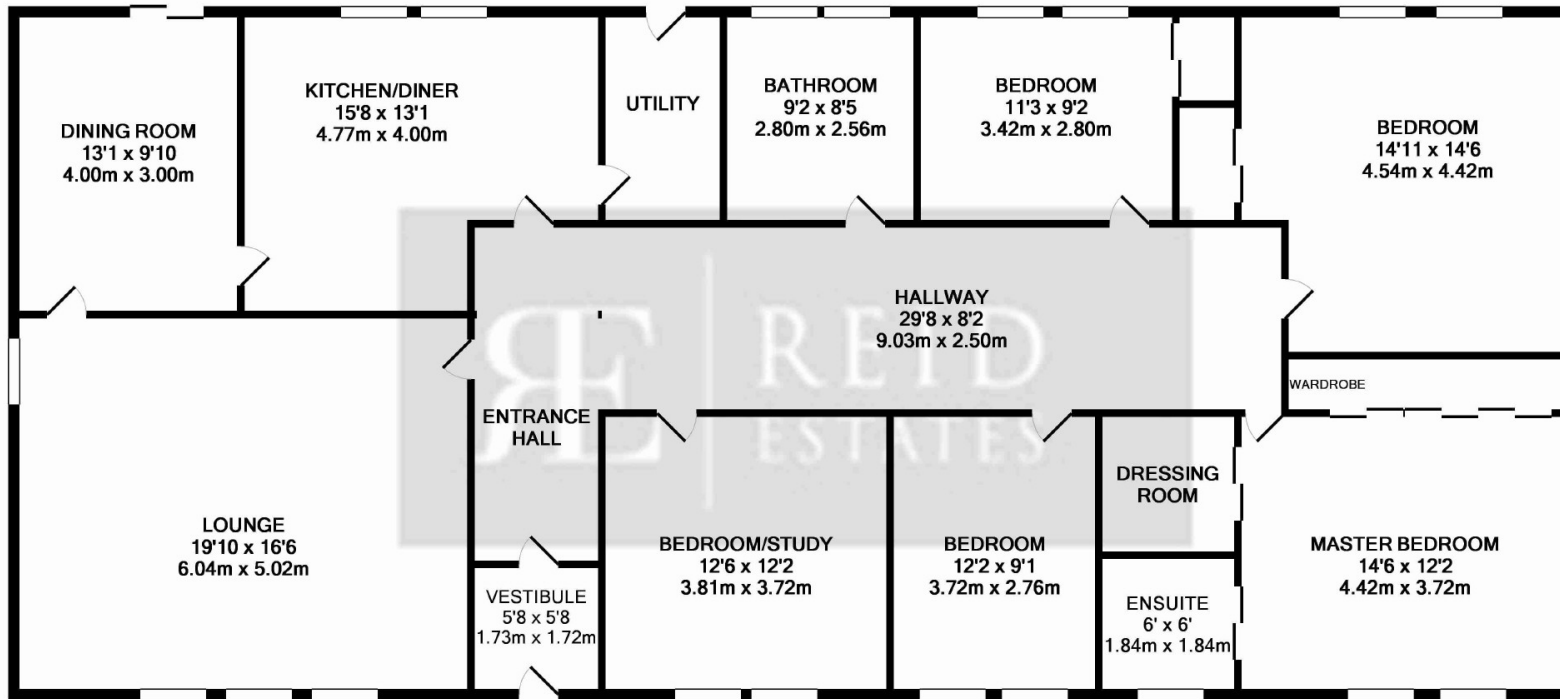
All integral appliances, freestanding dishwasher, free standing washing machine, Beko Fridge/Freezer, light fittings, blinds, two garden sheds and poly-tunnel, all floor-coverings are all included in the sale price.











TOTAL APPROX. FLOOR AREA 2000 SQ.FT. (185.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		Environmental (CO <sub>2</sub> ) Impact Rating	
Current	Potential	Current	Potential
	67	63	63
<small>EU Directive 2002/91/EC</small>		<small>EU Directive 2002/91/EC</small>	

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