

# Harecain Bungalow

MONIKIE, ANGUS, DD5 3QH



*FABULOUS FOUR BEDROOM  
BUNGALOW WITH LARGE PLOT AND  
DETACHED DOUBLE GARAGE*



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Part exchange is available. McEwan Fraser Legal is delighted to present this exquisite bungalow, boasting outstanding open views, is a perfect blend of modern living and serene countryside charm. As you step through the welcoming vestibule, you are greeted by a spacious hall that leads to a huge lounge. This expansive room is a highlight of the home, featuring a stunning panelled wall with an electric fire and expansive patio doors that frame the views.







Adjacent to the lounge is a well-appointed dining room, ideal for hosting family gatherings and entertaining guests.







The recently fitted modern kitchen is a chef's dream, equipped with an array of cabinets and appliances, offering both style and functionality. A utility room provides additional storage and practicality, ensuring a clutter-free living space.





The accommodation includes four generously sized bedrooms, each designed with comfort in mind. The modern shower room is a luxurious retreat, featuring a large walk-in shower that adds a touch of elegance to daily routines. A porch at the rear of the property offers a convenient space to enjoy the garden and stunning surroundings.







**Bedroom 2**







**Bedrooms 3&4**











Approximate Dimensions  
(Taken from the widest point)

Lounge	5.40m (17'8") x 5.10m (16'9")	Bedroom 4	3.60m (11'10") x 2.30m (7'7")
Dining Room	4.20m (13'9") x 3.08m (10'1")	Shower Room	3.60m (11'10") x 3.00m (9'10")
Kitchen	4.80m (15'9") x 2.70m (8'10")	Utility	2.70m (8'10") x 1.60m (5'3")
Bedroom 1	4.00m (13'1") x 3.00m (9'10")	Gross internal floor area (m <sup>2</sup> ): 137m <sup>2</sup>	
Bedroom 2	3.60m (11'10") x 3.00m (9'10")	EPC Rating: E	
Bedroom 3	3.03m (9'11") x 3.00m (9'10")		





Externally, the property is set on a significant plot, offering ample space for outdoor activities and gardening. The detached double garage provides secure parking and additional storage, catering to all your needs.

This bungalow is not just a home, but a lifestyle opportunity, where you can relish the tranquility and beauty of open views while enjoying contemporary comforts. It's an ideal retreat for those seeking a peaceful yet sophisticated living environment.

Please note there is a radio mast behind and off to the side of the property but this in no way detracts from the views.





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## MONIKIE COUNTRY PARK

Nestled near to the picturesque village of Monikie, just a short drive from Broughty Ferry, this family-sized property offers an idyllic setting for those seeking a tranquil yet conveniently located home. Monikie is renowned for its scenic beauty, highlighted by the nearby Monikie Country Park, which offers a wealth of outdoor activities including walking trails, water sports, and picnic areas, making it a perfect spot for family outings.

Transportation links are robust, with easy access to major roadways, making commutes to Dundee and surrounding areas straightforward. For those who appreciate culture and history, Broughty Castle Museum offers fascinating insights into the local heritage, and the vibrant community life in both Monikie and Broughty Ferry ensures there is always something to engage in, from local events to community activities.

This property not only promises a serene lifestyle in a sought-after locale but also ensures that all essential conveniences and leisure opportunities are within easy reach, making it an ideal choice for a family home.

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## The Location



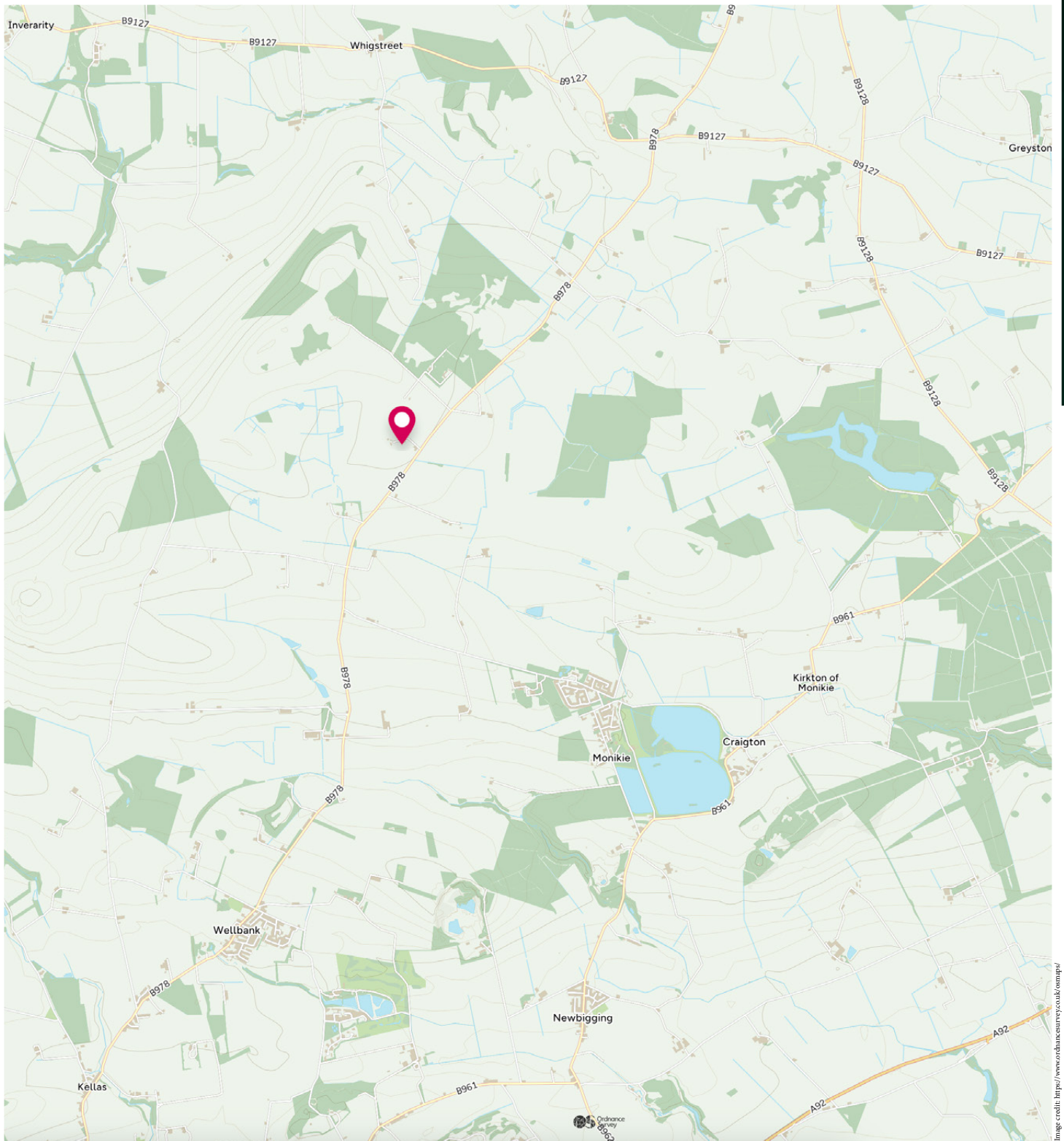


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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