



**HARMONY HOMES**  
ESTATE AGENCY



FOR SALE  
HARMONY HOMES  
01382 819155

13 Grangehill Drive, Dundee, DD5 4RG

Offers over £240,000



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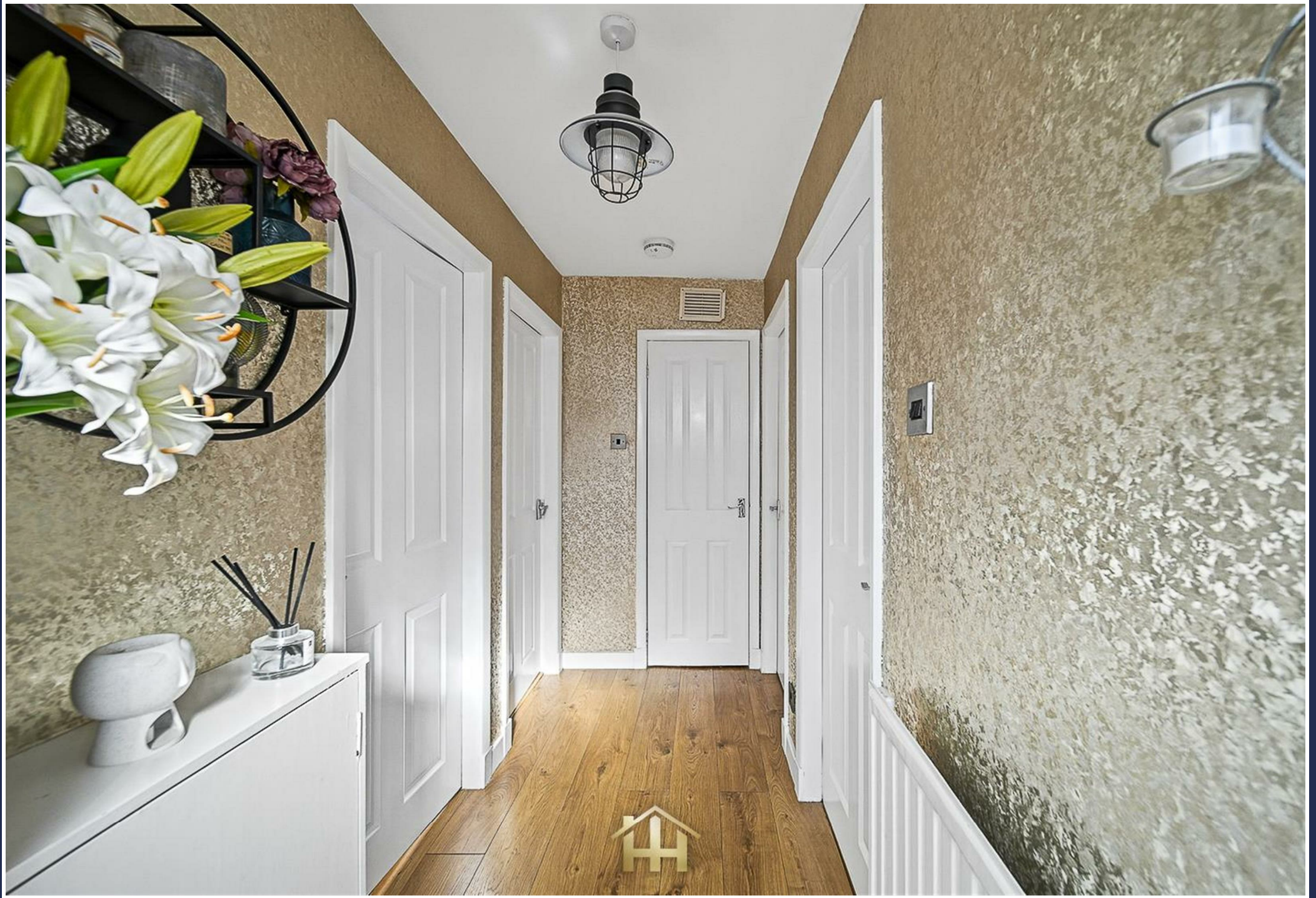
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Offers over £240,000

# 13 Grangehill Drive

Dundee, DD5 4RG

Nestled in the desirable residential area of Grangehill Drive, Monifieth, this semi-detached house offers a perfect blend of comfort and modern living. Built in the 1970s, this property spans an impressive 990 square feet and boasts a versatile layout that is ideal for families or those seeking extra space.

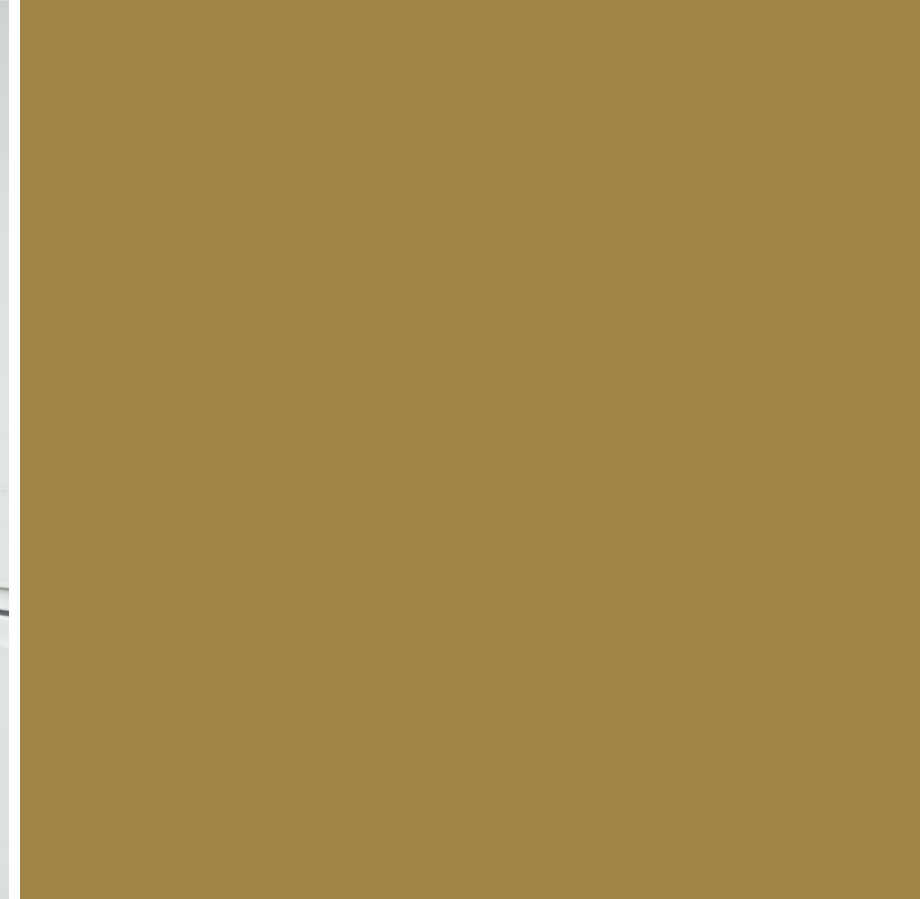
Upon entering, you are greeted by a bright and spacious living room, enhanced by brand new patio doors that lead to a charming decking area, perfect for enjoying the outdoors. The living room flows seamlessly into a well-equipped kitchen, which also provides access to a low-maintenance, fully enclosed back garden featuring a delightful summerhouse—an ideal spot for relaxation or entertaining guests.

The ground floor accommodates two bedrooms, one currently serving as a formal dining room and the other as a home office, alongside a conveniently located family bathroom. Ascending to the first floor, you will discover two generously sized double bedrooms, both filled with natural light, and a modern shower room that adds to the home's appeal.

The property is complemented by a large mono-blocked driveway, providing ample parking for multiple vehicles. Its fantastic location in Monifieth ensures that residents benefit from an excellent catchment area for schools, as well as easy access to shops and local amenities, all within close proximity.

This stunning home is a rare find and early viewing is strongly advised to fully appreciate its charm and potential.



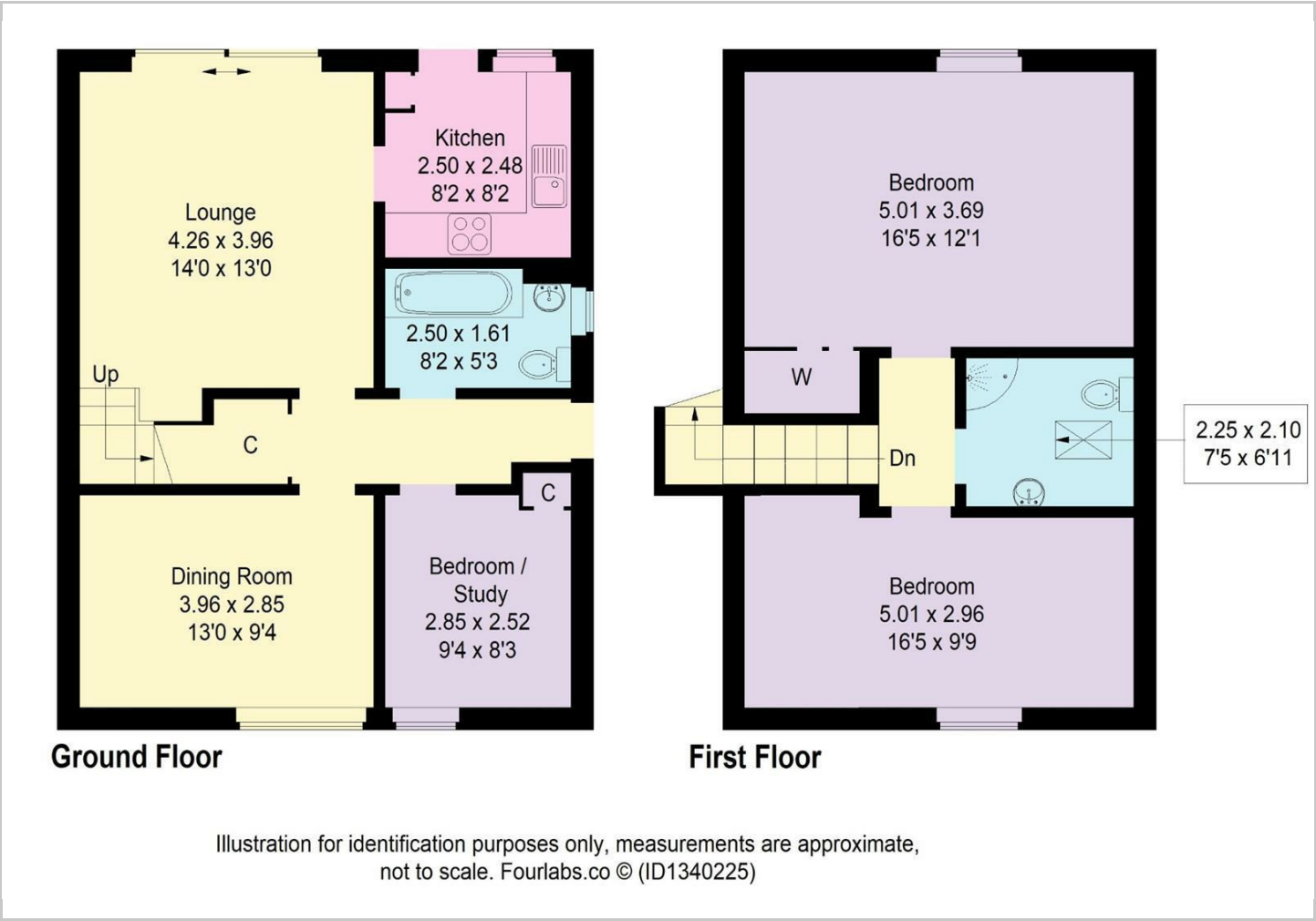


## Directions





Floor Plans



Viewing

Please contact our Harmony Homes Office on 01382 819155 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph

