



**ROSIE FRASER**

Real Estate



## 25 Ramsay Street

Monifieth, Dundee, DD5 4ER

Offers over £120,000



\*\* CLOSING DATE - WEDNESDAY 4TH FEBRUARY 2026\*\*

Rosie Fraser is delighted to bring to the market this rarely available one-bedroom mid-terrace bungalow, ideally located just off Ramsay Street.



This attractive property presents an excellent opportunity for first-time buyers or those looking to downsize, offering a cosy home within easy walking distance of local amenities. Early viewing is highly recommended to avoid disappointment.

The accommodation comprises a bright and welcoming lounge featuring a charming fireplace. The well-appointed kitchen benefits from ample cupboard space and generous worktop areas, with room for a fridge freezer, washing machine, and dishwasher. The spacious double bedroom provides plenty of room for wardrobes and bedside furniture. The bathroom is fitted with wet-wall panelling and includes a walk-in shower, WC, and wash-hand basin.

Externally, the property offers off-street parking for one vehicle to the front. To the rear is a low-maintenance garden, mainly laid with stone chips, providing an ideal space to relax and enjoy the sunshine or a morning coffee.

Monifieth is a highly sought-after location, offering a wide range of amenities along its High Street, as well as excellent road and rail links to surrounding towns and cities. Primary and secondary schooling are available nearby. A variety of local shops and services can be found within Monifieth, with further comprehensive facilities easily accessible in Dundee.

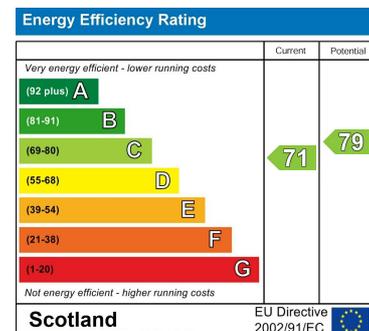
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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