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51 WYVIS ROAD, BROUGHTY FERRY, DUNDEE, DD5 3SU

Opportunity to acquire spacious detached villa in popular residential area of Broughty Ferry. Originally built by Cala Homes these dwellinghouses offer spacious family living over two floors with tarmacadam drive, large double integrated garage, spacious rear garden, fully double glazed with gas fired central heating and security alarm system. Wyvis Road lies fairly close to the Panmurefield Village thus giving easy access to local shops, both there and in Barnhill and within easy distance of Broughty Ferry itself with the social and leisure amenities thereof. The subjects are also fairly close to the main Dundee to Arbroath road which gives access to main arterial routes around the City.

Viewing of the property is highly recommended to appreciate the subjects on offer.

The accommodation comprises:-

VESTIBULE, HALL, W.C., SITTING ROOM, STUDY AREA, DINING ROOM, KITCHEN/FAMILY ROOM, UTILITY ROOM, FOUR BEDROOMS (ONE WITH ENSUITE BATHROOM), FAMILY BATHROOM, INTEGRATED GARAGE, GARDENS.

**VIEWING : TELEPHONE 01382 730289 or CONTACT SOLICITORS
HOME REPORT VALUATION £310,000**

PRICE : OFFERS OVER £299,000



Partner: Kim Barclay LLB, Dip, L.P., N.P

51 Wyvis Road, Broughty Ferry, Dundee, DD5 3SU

ACCOMMODATION :

Part wood and part double glazed front door leads to vestibule.

VESTIBULE

Part carpeted, part laminate with radiator and security alarm control.

INNER HALL

Half wooden and half paned glazed door leads to Hall. Laminate flooring. Radiator. Archway leads to small back area with coat hooks. Cupboard housing electricity meter.

DOWNSTAIRS W.C.

Tiled floor. Wash hand basin. Light suite. Radiator. Extractor fan.

SITTING ROOM

3.77m (12'4") x 4.89m (16') approx. Laminate flooring. Two radiators. Fireplace with gas living flame effect fire with marble surround. Three double glazed windows overlooking the front of the property. Two three way light fittings. Archway to study area.



STUDY AREA

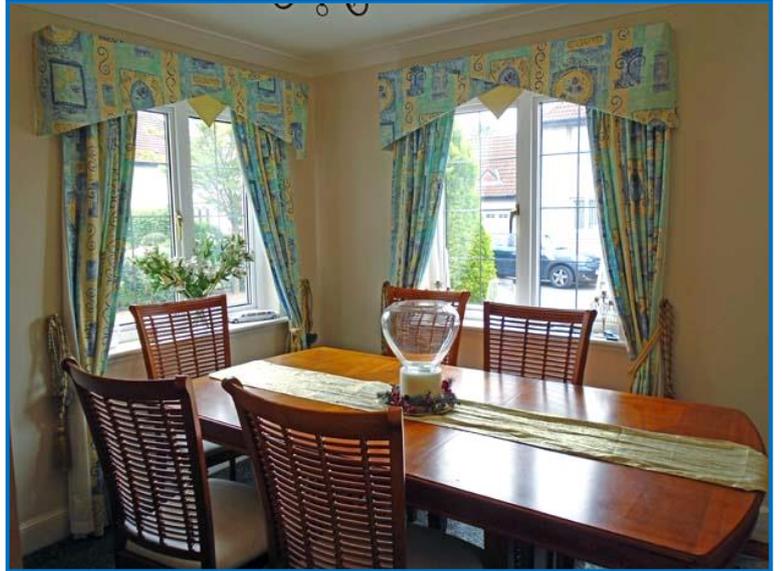
1.88m (6'2") x 2.04m (6'8") approx. Laminate flooring. Radiator. Window overlooking side garden. Door leading to kitchen. This area could be used as a small study.



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DINING ROOM

2.98m 9'9" x 3.15m (10'4") approx. Attractive room on the corner of the house with windows overlooking the front and side garden. Fitted carpet. Radiator. Part glazed door leads to kitchen.



KITCHEN/FAMILY ROOM

3.08m (10'11") x 7.35m (24'1") approx. Ample wall mounted and floor standing units with marble effect worktops. Breakfast bar. Stainless steel 1½ sink and drainer. Double oven with gas hob. Integrated dishwasher and fridge freezer.



Dining area which is presently used as a family room with patio doors leading out to the garden.



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UTILITY ROOM

Stainless steel sink and drainer with cupboards underneath. Washing machine. Storage shelves. Door leads out to the garage.

UPSTAIRS

Carpeted stair leads to upper landing with attic hatch, smoke alarm, security alarm control, two three way light fittings. Full length linen cupboard. Deep cupboard housing the boiler.

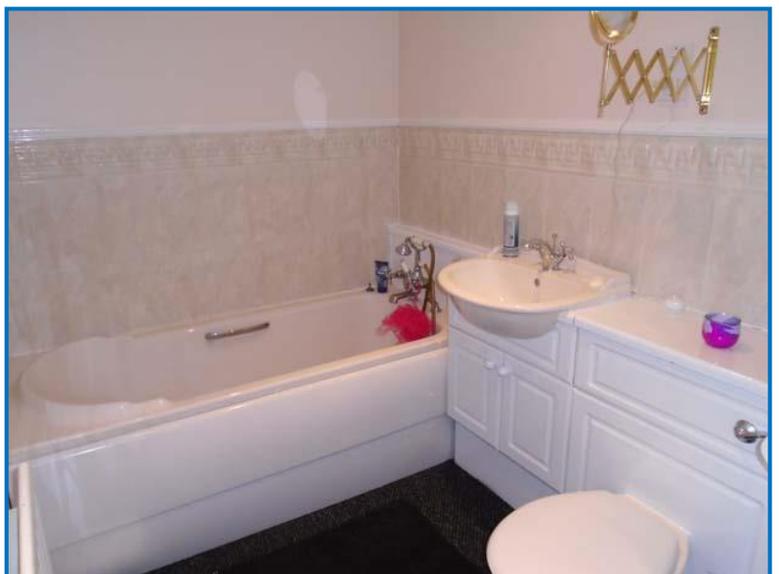
MASTER BEDROOM

3.08m (10'1") x 3.66m (12') approx. Double window overlooking the front of the property. Two double built in part mirror doored wardrobes. Fitted carpet. Radiator. Door leads to ensuite bathroom.



ENSUITE BATHROOM

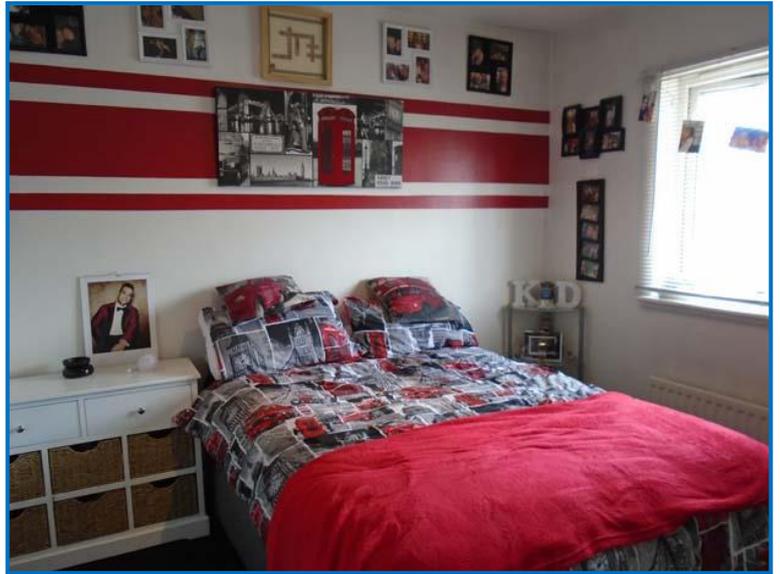
3.15m (10'3") x 1.77m (5'9") approx. Fitted carpet. Four piece suite with bath and separate shower cubicle with glass door and mains fed shower. Light cream bath. Vanity unit around WC and wash hand basin. Radiator. Tiled to dado height throughout. Extractor fan.



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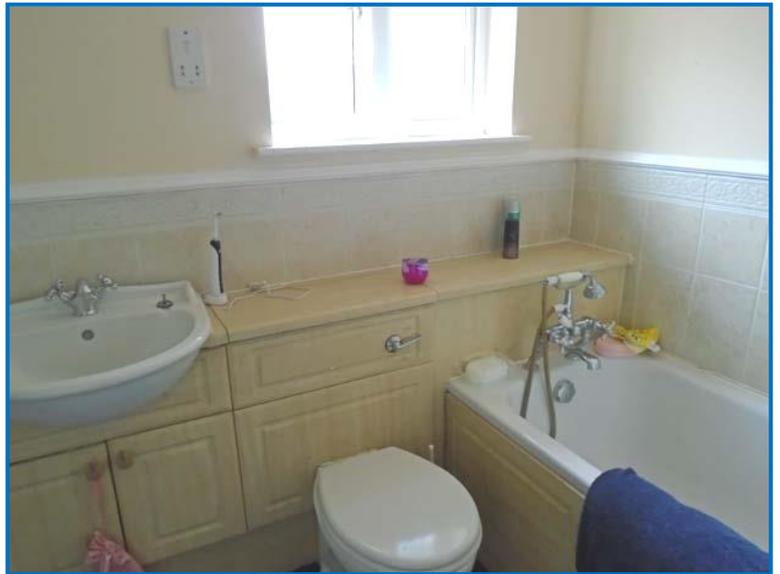
BEDROOM 2

3.17m (10'5") x 3.38m (11'1") approx. Double bedroom to the front of the property. Fitted carpet. Radiator. Venetian blind. Built in wardrobe.



FAMILY BATHROOM

2.39m (7'10") x 2.11m (6'11") approx. Four piece white suite with bath. Window. Vanity unit around wash hand basin and WC. Shower cubicle with mains fed shower. Tiled to dado height throughout.



BEDROOM 3

3.17m (10'5") x 3.14m (10'3") approx. Fitted carpet. Window overlooking the rear garden. Built in double wardrobe. Television point.



BEDROOM 4

2.44m (8') x 3.20m (10'5") approx. Fitted carpet. Double fitted wardrobe. Window overlooking the rear garden. Radiator.



INTEGRATED GARAGE

Direct access via the door leading to utility room. Double garage with power and light.

EXTERNALLY

Spacious fully enclosed rear garden which is pet and children safe. Rotary clothes dryer. The garden is mainly laid to lawn with raised patio decked area. Shed. Rear door from the garage leads to garden. External water and light.



EPC Rating D

Your attention is drawn to the terms of the Home Report which is available for the property by contacting this office.

WHILST THE ABOVE PARTICULARS ARE BELIEVED TO BE CORRECT THEY ARE NOT GUARANTEED BY THE SELLERS OR THE AGENTS AND DO NOT FORM PART OF AN OFFER OR A CONTRACT

