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31 Forthill Road, Broughty Ferry, Dundee, DD5 3DP

Offers Over £240,000

Detached Villa

**DD5** ESTATE AGENTS

# Detached Villa

## 31 Forthill Road, Broughty Ferry, Dundee, DD5 3DP

Attractive, tastefully extended immaculately presented stylish Villa located within a highly sought after location in Broughty Ferry, the property is well situated for all amenities, schools and shopping centres are all close by, central Broughty Ferry is a 5 minute drive or a short walk, on the commuter bus routes, the property is decorated to an extremely high standard with high quality finishes throughout and is in walk-in condition comprises entrance hall, large lounge with rear lounge/dining addition, en suite master bedroom, modern kitchen and fully tiled bathroom located on the lower level, upstairs comprises 2 bedrooms and a recently upgraded shower room, the front lounge enjoys the summer sun day break until lunch time and the additional rear lounge from mid-day until sunset, the kitchen is a high quality modern design, bright and entered from the main hall and dining/rear lounge areas, The property further benefits from gas central heating and full double glazing, there is also a single car garage with electricity supply and a driveway large enough to accommodate 3 modern motor cars with ease.

### Hall:

An extremely bright and spacious hall giving a feel for the quality and originality of this well presented home, access to all ground floor accommodation and staircase to upper floor, built-in storage cupboard.

### Front Lounge:

**5.27mts x 3,70mts:**

An extremely tasteful and spacious calm family living space, attractive features within this room not least of these the large panoramic bay window, feature fire surround with Wood burning stove, Laminated style flooring, radiator.

### Bathroom/Shower:

**3.12mts x 1.83mts:**

An extremely attractive and upgraded tastefully appointed family bathroom, fully tiled, radiator, modern 5 piece white suite, comprising double size shower base with cubicle with mains shower within, WC with pedestal and wash hand basin, bidet, Karndean style flooring, double glazed opaque window to the south elevation of the property.

### Rear Lounge:

**2.65mts x 3.82mts:**

An extremely tasteful and spacious family living space, there are several attractive features within this room not least of these the large rear patio doors allowing light and direct access to the rear of the property, dual aspect windows, carpeted, radiator.

### Dining area:

**2.65mts x 2.45mts:**

outstanding dining area with elevated view over the rear lounge, adjacent to the modern kitchen ideal for the transfer of meals, rear door access to the rear patio area, Karndean type flooring, radiator.

### Kitchen:

**4.15mts x 2.20mts:**

Fitted with a good variety of white high gloss style wall and floor standing units with Corian work surfaces backed by Glass splashback, Moulded corian sink with chrome pillar tap, fan assisted eye level oven and 1 steam oven, an extremely pleasant outlook over the rear garden area, induction hob, stainless steel extractor hood, washing machine and Integrated dishwasher, ample built-in storage, Karndean style flooring, radiator.

### Upper Floor:

#### Master Bedroom: 3.28mts x 4.18mts (to face of robes):

A generous sized bright and airy room with panoramic double-glazed window overlooking the rear aspect of the home, full height double wardrobes, mirrored sliding doors with hanging and shelving space with drawer unit within, tastefully decorated, access to en suite shower room, carpeted, radiator.

#### En suite Shower room:

**1.60mts x 2.95mts:**

Accessed directly from the master bedroom comprises 4-piece suite, fully tiled, concealed w.c. with built-in shower cubicle with mains shower unit within, wash hand basin with pedestal, bidet, high gloss Italian tiles, radiator.

#### Bedroom 2:

**4.55mts x 3.70mts:**

Another generous sized bright and airy bedroom with large double-glazed window overlooking the front aspect of the home, full height double wardrobes, mirrored sliding doors with hanging and shelving space, cornicing detail, carpeted, radiator.

#### Rear Garden

Comprises lawn areas mainly lawn with slabbed pathways and small secluded patio area located at the top right of the garden, the perfect summer hideaway, ideal secluded and secure rear garden for children at play.

#### Front Garden:

Again, easily maintained with hard landscaping with planted borders, Monoblock driveway to the garage which is located to the rear right of the property.

#### Garage

Ample room for 1 car or convenient additional storage. Driveway can accommodate 3 family saloon cars with ease to the front of the garage; there is an electricity supply to the garage.







GROUND FLOOR



1ST FLOOR

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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### Home Report

Please visit our own website at [www.legaleageles.tv](http://www.legaleageles.tv) then select this property then select the "Home Report" button and the Home Report will display within 5 seconds, if there is a video schedule for this property there will be a further orange button to the right of the Home Report button, no button means no video schedule.

### Council Tax

D (Dundee City Council 6-Mar-19)

### EPC Rating:

C

### Travel Directions

Driving east from Dundee on the main Dundee-Arbroath Road (A92) pass straight through at the Claypotts junction until you reach the first roundabout at Balgillo Road East, take the third exit on the roundabout then proceed to the T junction then turn right in to Balgillo Road for approximately 800yds, then turn left in to Forthill Road, proceed south for approximately 1000yds and number 31 is situated to your right, one of our bright for sale boards is positioned in the front garden of the property to assist you with locating the correct property, one of the owners will meet with you at the house to show you around the accommodation and answer any questions you may have.

### 7 day Viewing Call Centre:

By prior appointment only through our viewings call centre Ph: 01382 539313, weekdays 9am to 9pm, Saturday and Sunday 10am to 4pm to arrange your 15-minute viewing slot (viewings must be arranged at least 24 hours before your requested viewing date/time).

#### Note:

Whilst every care is taken to ensure these are correct, all sizes have been taken using laser measuring device and therefore no sizes or descriptions herein are guaranteed and do not form part of any contract to follow hereon. All measurements are approximate and for guidance only, all sizes are taken at the widest points for each room, unless otherwise specified. The agent has not tested and apparatus, equipment, fixtures, fittings or services and therefore we are unable to confirm the functionality or fitness for purpose of any such, any potential purchaser should check with their own legal advisor or suitably qualified surveyor on such issues, if the availability of children places at local or any school is an essential requirement with regard to advancing an offer for this property then potential purchasers should make their own enquires directly to the local education authority prior to submitting an offer for this property and satisfy themselves as to the position with school places prior to making any such offer, the sellers and their agents accept no responsibility whatsoever for ensuring school places are available or otherwise in any catchment area.

Attic space inspection policy: this firm do not indemnify viewers from any damage done to the property or to themselves as a result of viewer inspections of the attic space of properties marketed by us, if you wish to have the attic space inspected please instruct a qualified and indemnified surveyor or architect to do so, alternatively please advise this firm at the time of making your viewing appointment that you are prepared to undertake the responsibility for any damage that occurs to the property and/or your good self and we will prepare a form of undertaking for you to sign before you gain access to the attic space, (please bring photo id with you also) you should also bring along your own access ladders as none will be provided.

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