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DUNDEE CITY • ANGUS • FIFE

16 The Old Dairy, Broughty Ferry, Dundee, DD5 3DH.

FIXED PRICE

£285,000



"Broughty Ferry Is A Lovely Place To Live. The Beach Is On Your Doorstep As Are Cafes, Restaurants, Bars, Shops, Broughty Ferry Castle, Castle Green and Excellent Schools"

Accommodation: Accommodation : Entrance Vestibule and Hall, Lounge/Dining, Kitchen, Utility Room, Cloakroom with WC, 3 Double Bedrooms (1 with En Suite facilities) and Family Bathroom. Double Glazing, Gas Central Heating. Driveway, Garage, Attractive Modern Gardens.




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Description

MML are delighted to bring to the market this particularly impressive, modern detached villa located within central Broughty Ferry, one of only two villas in this sought after development. The property can only be described as being in move-in condition, having been maintained to a very high standard by the present owner and offers comfortable, versatile living space.

The accommodation comprises at ground floor: entrance vestibule, reception hallway, stunning lounge with bay window having French doors onto the rear decking area, a well equipped contemporary and modern kitchen with all appliances included, Utility room and cloakroom with two piece white suite. All downstairs doors off the main hall are of solid oak and there is oak flooring through to lounge/dining area. On the upper level there are three double bedrooms all with fitted wardrobes, the master bedroom having an en-suite shower-room and luxury family bathroom with white three piece modern suite.

There is ample storage throughout and the property benefits from double glazing and gas central heating

Outside

The front garden has an area laid to mono block providing for off street parking and there is an area laid to gravel and the access pathway is paved and with shrubs present.

The rear garden area has been laid to gravel and there is a timber deck area, ideal for alfresco style dining in the summer evenings with boundaries being formed by timber fencing and stone walls. There is also a lovely spacious timber/felt summerhouse within the rear garden area.

Early viewing is highly recommended to appreciate the quality of property on offer.



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Area

Broughty Ferry is located to the east of Dundee City and has local amenities which include schools, shops, parks and public transport. The Broughty Ferry area is diverse with culture, history and education and has many excellent amenities which include primary, secondary and higher education, road and rail links, many restaurants, sophisticated range of shops and cultural events.

Viewing

By appointment through Solicitors on 01382 206000 or alternatively for evenings and weekends telephone 07401 771517.

Home Report

Contact Solicitor for a Copy of the Home Report.

Included In Price

Carpets, floor coverings, window blinds, curtain poles, Light fittings with the exception of the Lounge and downstairs Hall, Beko washing machine, Neff Gas Hob and Electric Oven, Baumatic coffee machine, Whirlpool American style Fridge Freezer and the tumble dryer in the garage.

Separate Negotiation

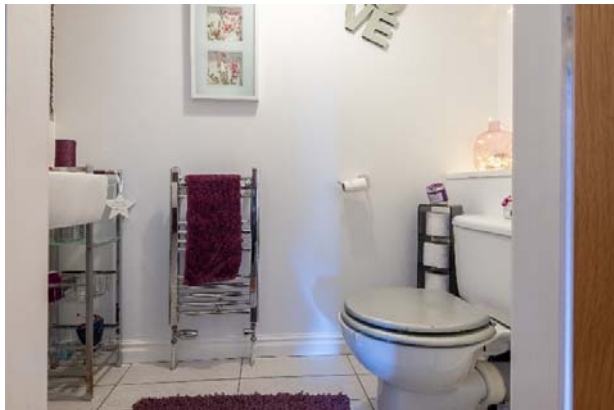
The Summerhouse furniture is open for separate negotiation.



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Accommodation

Lounge/Dining	19'8" x 11'9"
Kitchen	16'3" x 8'11"
Utility Room	7'5" x 5'7"
Cloakroom	6" x 3'4"
Bedroom 1	13'9" x 9'9"
En Suite	9'9" x 5'7"
Bedroom 2	14'4" x 9'9"
Bedroom 3	10'3" x 7'7"
Bathroom	9' x 7'4"



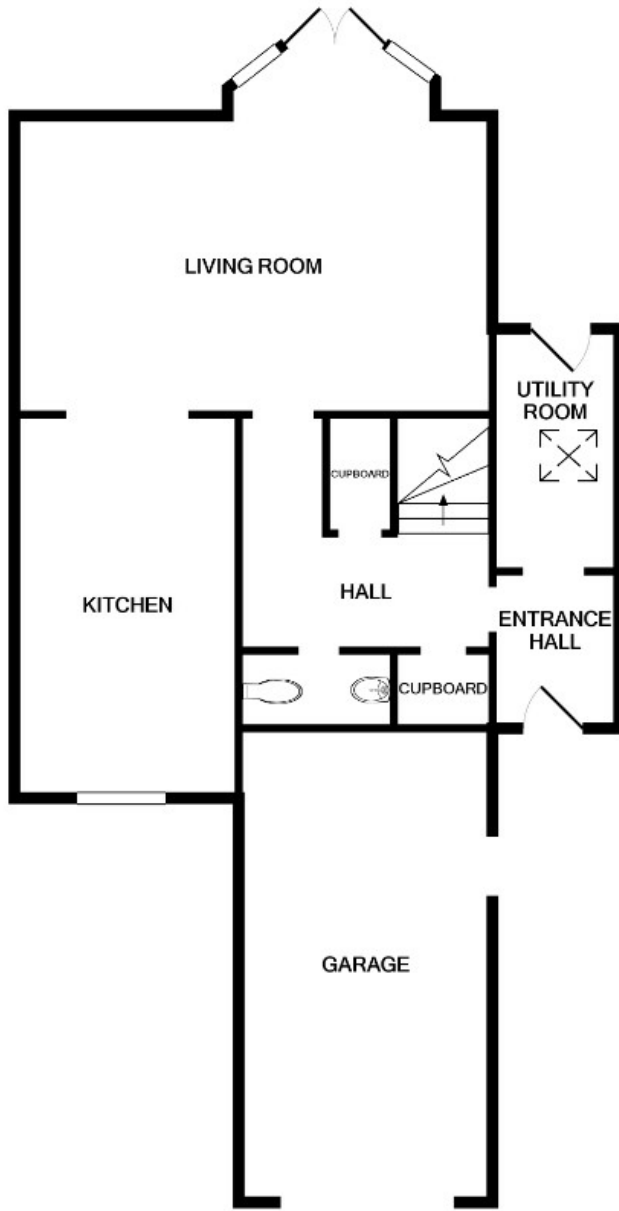
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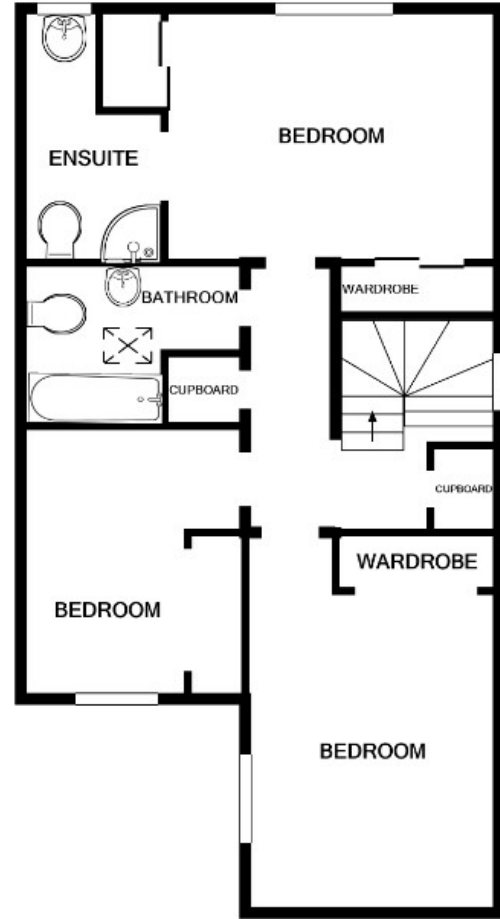
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GROUND FLOOR



1ST FLOOR



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