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14 Challum Crescent, Broughty Ferry, Dundee, DD5 3SY

Offers Over £239,950

Detached Villa

DD5 ESTATE AGENTS

Detached Villa

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Situated within the ever-popular suburb of Broughty Ferry, we are delighted to offer for sale this well presented and ready to move-in to detached villa. This well-appointed luxury dwelling has immense charm and character and provides exceptional styled family accommodation on two levels. The family bathroom and 3 bedrooms are located within the upper level, and all accessed off an impressive galleried landing. There is a useful built-in storage on the upper landing, the master bedroom has an en-suite shower room, there are built-in wardrobes highlighting the attention to detail self-evident in so much of this warm family home. As you would expect with a home of such quality all windows are double glazed and the central heating system is gas fired. The property is sold with floor coverings, blinds where fitted, all light fittings are included in the price. The home has the best solar panel electricity tariff (present owners received £1500 from their grid contribution for last year) the tariff is transferable to the new owners. Only after internal viewing can justice be done to the finish and spacious accommodation provided by this quality ideal family home; early viewing is therefore highly recommended.

Reception Hall:

Front entrance security door with leaded opaque colour glass inserts access to the ground floor accommodation with spindled wood staircase off to upper level, understair storage cupboard, carpeted, radiator, access to Cloakroom.

Lounge

3.3 x 4.4m

The property's principle room has a large panoramic window overlooking the front of the property and large double-glazed French doors leading to the dining room. Laminate flooring and cornice detail.

Dining room

3.2 x 2.7m

Excellent large dining area, would easily accommodate the largest of formal dining tables and chairs, to the rear of the main lounge, double glazed French doors to the large Conservatory overlooking the rear garden area.

Conservatory

2.8 x 3.6m

Ideal addition to this spacious family home, provides excellent additional living space for dining options or providing ideal all-year additional relaxation space, tiled flooring, French Doors to rear garden areas of the home.

Kitchen

3.0 x 4.2m

Modern fitted integrated kitchen with a large window overlooking the rear garden of the property, a range of quality clean white finish wall and floor units, roll edge black marble effect work surfaces, stainless steel 1½ bowl sink with pillar tap. Integrated appliances include a stainless steel built-in electric oven and stainless steel 4 burner gas hob with re-circulating hood, tiled splashbacks with cabinet under lighting, vinyl flooring, radiator, dining space large enough for a table and four chairs for weekday dining.

Cloakroom

0.9 x 1.8m

Ideally located on the ground floor within the main reception hall this tastefully finished room comprises radiator, WC, wash hand basin and pedestal and is partially tiled, opaque glass window to the side elevation of the home, vinyl flooring.

Utility

2.6 x 1.8m

Fully fitted with a combination of floor storage units with matching worktops, plumbed for washing machine and dishwasher, stainless steel sink with chrome pillar tap, tiled splashbacks, double glazed window overlooking the rear aspect of the home, vinyl flooring, radiator, access to gable area of the house and internal pedestrian access door to the garage.

Upper Floor:

Upper hall gallery landing, feature white hardwood staircase leading to the upper hall from which all of the upper floor accommodation leads off, hatch to floored attic with Ramsay © style ladder, carpeted, radiator.

Master bedroom

3.3 x 3.2m

This large bright double-sized bedroom features views to the front of the property, built-in double wardrobes with sliding mirrored doors, carpeted and radiator.

En-suite shower room

2.9 x 2.2m

Excellent bedroom facility, fitted with white wc, wash hand basin with pedestal and fully tiled built-in shower cubicle with mains shower within, tiling behind sanitary ware, large shelved linen cupboard provides excellent additional storage space, vinyl flooring, radiator, opaque double glazed window overlooking the front aspect of the home.

Bedroom 2

2.4 x 3.4m

Double Bedroom with window to the rear aspect of the property enjoying a pleasant view over the rear garden. Featuring built-in wardrobe with sliding mirrored doors, carpeted with radiator.

Bedroom right

3.1 x 2.3m

Another spacious bedroom, would make ideal youngsters' room, view over the rear of the property, chrome downlights, carpeted and radiator.

Family Bathroom

1.8 x 2.4m

An attractive and tastefully finished family bathroom. Comprising, white finish WC and wash hand basin within vanity unit with matching wall-mounted cupboard and mirror with downlighting above, tiled splashbacks opaque double-glazed window

Garage:

A well-proportioned garage ideal for additional home storage, provides spacious accommodation for the largest of passenger cars, up and over easy glide door, power, and lighting. Monobloc © driveway to front of the garage.

Rear Garden

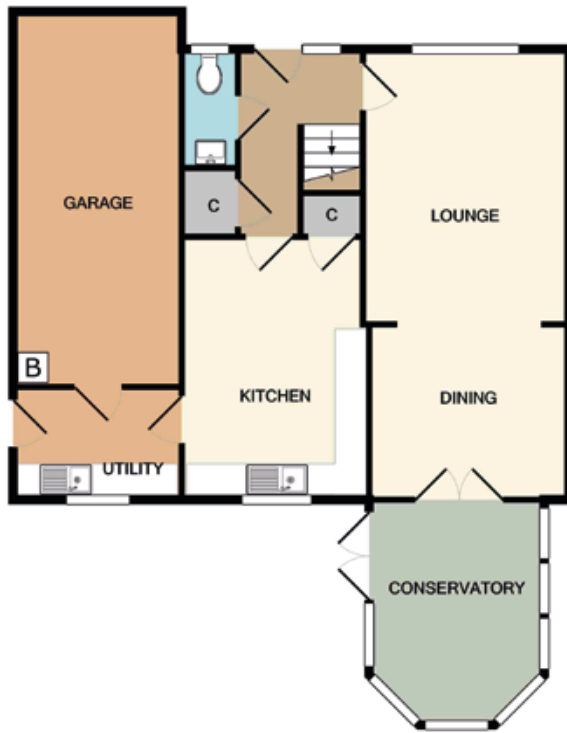
Easily maintained lawn. This is a very private secluded safe garden ideal and versatile for the most relaxing of outdoor summer dining and relaxation, safe childrens play area.









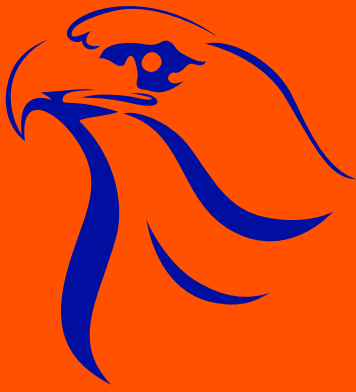


GROUND FLOOR



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.legaleagles.tv then select this property then select the "Home Report" button and the Home Report will display within 5 seconds.

Council Tax

(Dundee City Council 18/08/2020)

EPC Rating:

C

Travel Directions

Travelling east along the Arbroath Road (A92) from Dundee for a distance of approximately 2 miles, take the third exit from the Grange Road roundabout in to Grange Road then first right in to Lawers Drive, proceed to third left in to Challum Crescent and number 14 is 100yds to your left, one of our bright for sale boards in the garden of the property, you may park on the driveway and the owners or one of our staff will meet with you at the property and show you around the home and answer any questions you may have.

7 day Viewing Call Centre:

By prior appointment only through our viewings call centre Ph: 01382 539 313, 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).

You can arrange your viewing appointment with us on our dedicated viewings e mail: viewingstobook@gamil.com

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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