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SOLICITORS & ESTATE AGENT

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2 Cambustay Gardens, Broughty Ferry, DD5 2SR

Semi - Detached Villa



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Semi - Detached Villa

2 Cambustay Gardens, Broughty Ferry, DD5 2SR

Situated within the popular residential area of Broughty Ferry, we are delighted to offer for sale this family home within a quiet street of similar styled properties.

This superb semi-detached villa offers spacious, bright accommodation over three levels.

Accommodation in full comprises of; a bright entrance hallway, large lounge which leads onto a rear facing kitchen with utility room, four bedrooms, family bathroom and shower room.

This highly sought after area is close to all amenities and has close access to all bus routes, shops and fitness centres. This property will attract a wide range of buyers looking to invest in a home of quality and space, early viewing is therefore highly recommended.

Property benefits from gas central heating, double glazing, fire doors throughout and is sold with all fitted floor coverings, light fittings and blinds where fitted.

Entrance Hall:

An extremely bright hall giving a feel for this spacious family home, large built in storage cupboard, radiator, carpeted.

Lounge:

3.39mts x 4.40mts:

An extremely deceptively spacious and bright family living space with large double glazed windows overlooking the front of the property, carpeted, 2 radiators.

Kitchen:

2.70mts x 3.0mts:

The modern kitchen is fitted with a variety of hi-gloss wall and base units with contrasting wood effect worktops, kitchen island provides additional worktop space and storage as well as an area to dine. Integrated 4-burner gas hob with overhead chimney style extractor fan, integrated Smeg double oven, window overlooking the rear garden, laminate flooring, radiator.

Utility:

2.3mts x 3.24mts:

Accessed directly from the side of the house and is fitted with a variety of shaker style wall and base unit for additional storage with complimentary wood effect worktop. Stainless steel sink and pillar tap, plumbed for washing machine, tumble dryer and dishwasher, partially tiled, integrated tall double fridge/freezer, window overlooking the back garden, door to rear garden.

Upper Floor:

Carpeted stairs leads to upper galleried landing allowing access to the three double bedrooms, shower room and stairs to attic bedroom and bathroom.

Bedroom 1:

3.45mts x 2.97mts:

A well-proportioned bright and airy room with double glazed windows overlooking the front aspect of the property, built in double wardrobe with sliding mirrored doors, dimmer switch, carpeted, radiator.

Bedroom 2:

3.01mts x 3.75mts:

A spacious room with double glazed window to the rear aspect of the property, down lights with dimmer switch, carpeted, radiator.

Bedroom 3:

2.39mts x 2.76mts:

Another well-proportioned room with double glazed window to the rear elevation of the property overlooking the garden, spotlight with dimmer switch, radiator.

Shower room:

1.87mts x 1.93mts:

The spacious shower room comprises of; W.C, wash-hand basin within a wood effect vanity unit with contrasting worktop, corner shower cubicle with double sliding doors and mains operative shower within, fully tiled, towel rail, laminate flooring.

Attic Bedroom:

**5.4mts x 3.8mts
(at widest useable points):**

Accessed by carpeted stairs through a glass panelled door, a bright room with two large velux windows, down lights with dimmer switch, carpeted, walk-in storage area, radiator

Attic Bathroom:

**2.66mts x 1.0mts
(at widest useable points):**

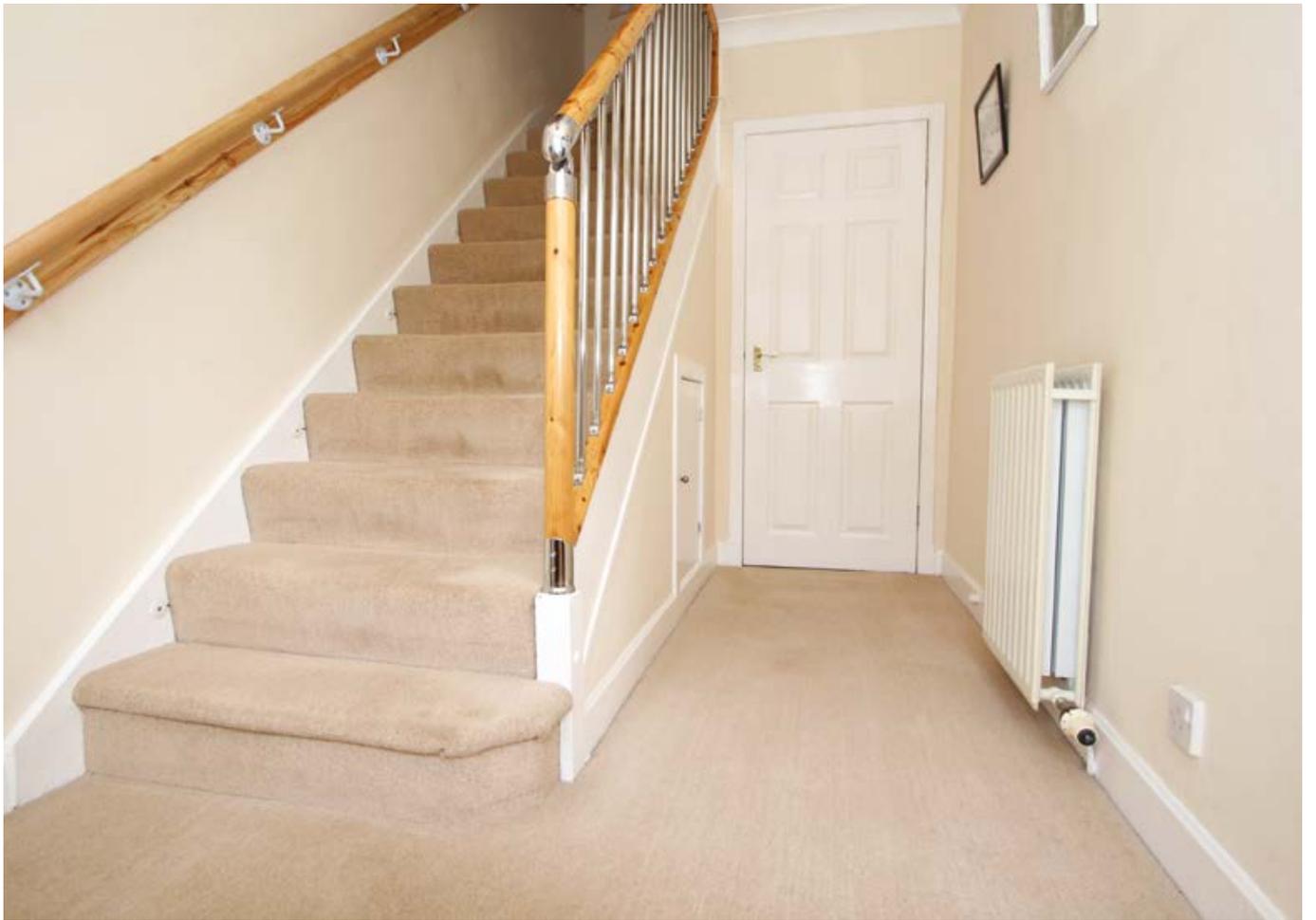
The bathroom room is served by a three-piece suite incorporating W.C, wash-hand basin with a vanity unit, mains operative shower with glass screen over bath, mosaic tiling, heat towel rail, velux window.

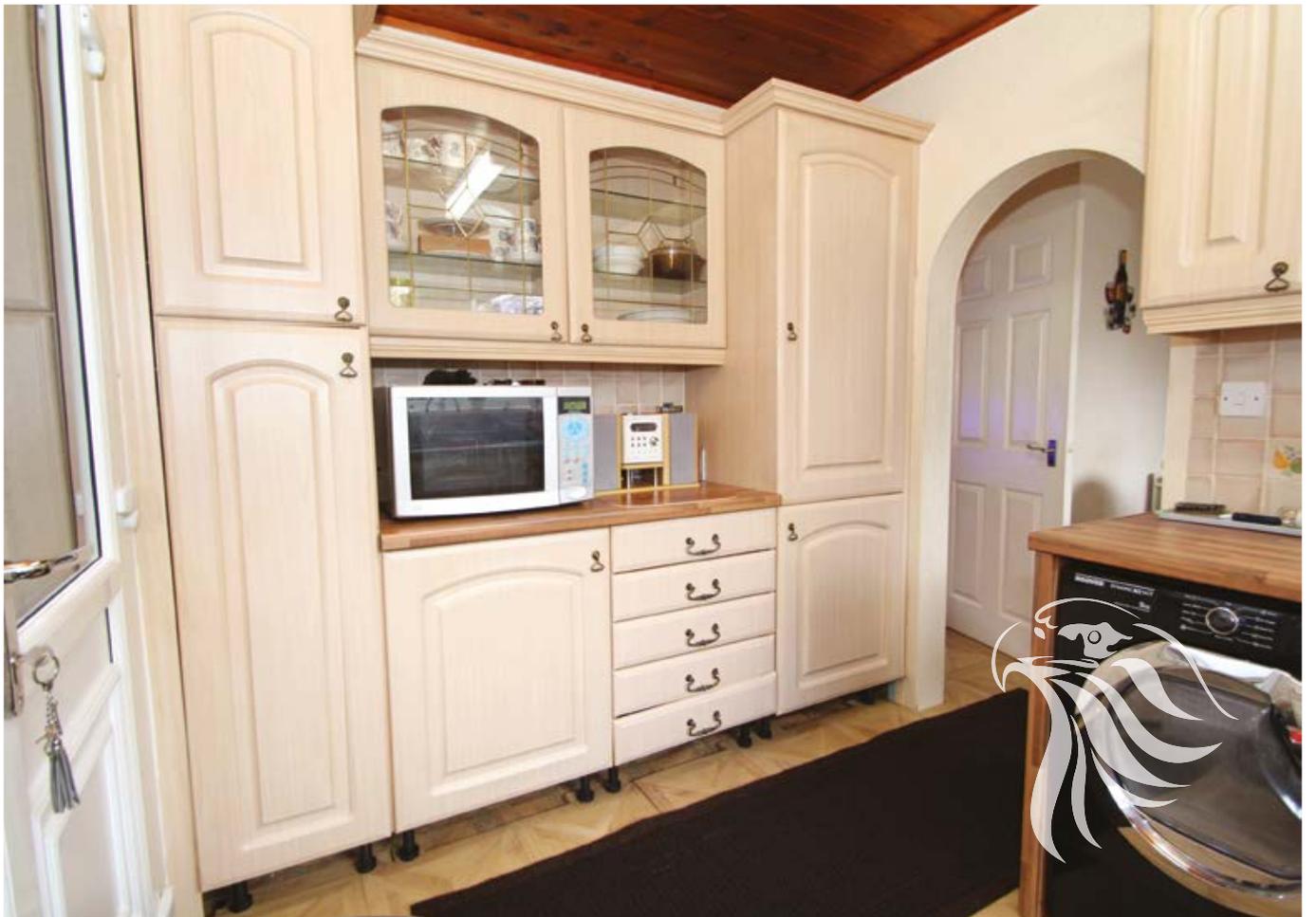
Rear Garden:

Low maintenance enclosed garden laid with chips and paving. Driveway leads straight into it through a carport area to the side. Drying area and garden shed, excellent secluded relaxation space in the summer months.

Front Garden:

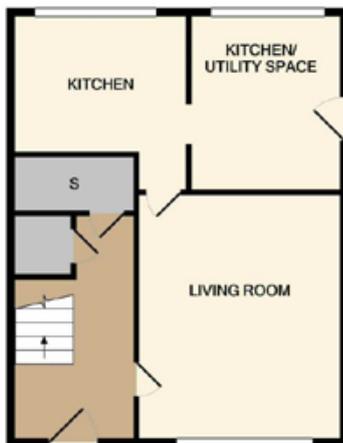
Laid with chips with mature shrubs and gated tarmac driveway leading to the side elevation of the property.







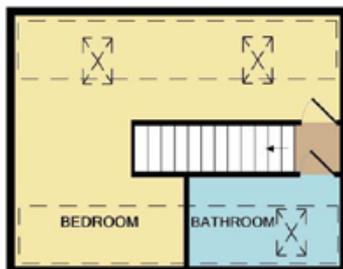




GROUND FLOOR



1ST FLOOR



ATTIC 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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Directions:

Proceeding from Dundee towards Broughty Ferry on the main A930 Broughty Ferry Rd continue straight through Broughty Ferry onto Monifieth Rd. Passing 'The Cambustay' restaurant on your right hand side take the next right into Cambustay Gardens. Number 2 is situated on your left with one of our bright for sale boards positioned in the garden to assist you with locating.

Home Report:

Please visit our own website at www.legaleageles.tv then select this property then select the "Home Report" button and the Home Report will display within 5 seconds.

Council Tax Band:

D (Dundee City Council 24th Dec 2020).

EPC Band:

C

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 directly on our dedicated viewings e mail: viewingstobook@gmail.com

Covid Viewing Procedure:

For the duration of the current Covid pandemic we or the owners will ensure all internal doors will be wedged open and the owners/this firm alone only should open and close any external access doors, on arrival at the property please use the hand sanitizer which the owner/us will provide or bring your own, you will be shown around the property keeping the regulation 2 metre distance between you and the owner/us, in situations where a house is vacant you are permitted to walk through the house unaccompanied and you can ask any questions of our staff or owner attending, you must bring and wear a mask if your viewing is accompanied, if the unaccompanied you may remove your mask on entry to the property. Please do not bring young children with you (if you do the children must remain outside the property under the supervision of an accompanying adult, no children are allowed to the interior of any property at this time). Only two viewers at a time will be allowed access to the property.

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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Alan E Masterton Solicitors is the trading name of AEMS Ltd. Company Number SC0329130.
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