



MMLegal

mmllegal.co.uk

01382 206000

property@mmlaw.co.uk

DUNDEE CITY • ANGUS • FIFE

7 Davidson Street, Broughty Ferry, Dundee, DD5 3AT

Offers Over
£420,000



"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: Entrance Vestibule, Hallway, Lounge, Family Room, Dining Room, Kitchen/Breakfast Room, Home Office/Studio, WC Cloakroom, 4 Bedroom and Family Bathroom. Double Glazing & Gas Central Heating, Large Gardens to Front, Double Garage & Off Street Parking.




MMLegal
mmlegal.co.uk

7 Davidson Street, Broughty Ferry, Dundee, DD5 3AT

Description

MML are delighted to bring to the market this particularly impressive spacious and traditionally built semi-detached villa set in a secluded site within central Broughty Ferry. The house is located within the catchment areas for Eastern and Forthill Primary Schools and Grove Academy. The property benefits from many attractive features including gas central heating and double glazing throughout and will be an ideal family home.

The subjects comprise of large lounge with gas coal effect fire and ornate fireplace, the family room has a log burning stove with beautiful ornate wooden fire surround. The dining room provides ample space for dining table and chairs and has French doors leading to the study/office. There is a large kitchen which has integrated fridge and freezer, washing machine and dishwasher. There is also a cooker built-in to the wall with extraction unit over the top. There is a large oak staircase leading to the upper landing where there are four bedrooms, fully tiled family bathroom providing wash hand basin, bath, and separate shower cubicle. There is also storage space on the large staircase.

Outside

The property is entered via electric gates with paved mono-block driveway leading to the large double garage with electric door. The garage has the benefit of an electric supply with light and power available. The front South facing garden is well maintained and provides a private area in which to relax and enjoy alfresco style eating.

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.



7 Davidson Street, Broughty Ferry, Dundee, DD5 3AT



7 Davidson Street, Broughty Ferry, Dundee, DD5 3AT

Viewing

By appointment through Solicitors on 01382 206000 or alternatively for evenings and weekends telephone 07798 813329.

Home Report

Contact Solicitor for a Copy of the Home Report.

Accommodation

Lounge	5.750m x 4m
Family Room	5.200m x 5m
Dining Room	5.100m x 4.200m
Large Kitchen/Breakfast Room	6.500m x 2m
WC Cloakroom	1m x 2.5m
Bedroom 1	4.200m x 5.300m
Bedroom 2	4.800m x 4.100m
Bedroom 3	4.150m x 3.350m
Bedroom 4	3.50m x 2.600m
Bathroom	2.200m
Large Storage Cupboard	3.5m x 2m



7 Davidson Street, Broughty Ferry, Dundee, DD5 3AT



7 Davidson Street, Broughty Ferry, Dundee, DD5 3AT



7 Davidson Street, Broughty Ferry, Dundee, DD5 3AT



GROUND FLOOR



1ST FLOOR



mmllegal.co.uk

01382 206000

property@mmlaw.co.uk

DUNDEE CITY • ANGUS • FIFE