



**Alan E Masterton**  
SOLICITORS & ESTATE AGENT

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28 Hamilton Street, Broughty Ferry, DD5 2NU

Offers Over £250,000

3 Bedroomed Detached Villa

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**DD5** ESTATE AGENTS

# 3 Bedroomed Detached Villa

## 28 Hamilton Street, Broughty Ferry, DD5 2NU

Situated within the highly desirable residential area of Barnhill, we are delighted to offer for sale this detached family home with immaculate garden and garage with workshop.

This spacious home is flooded with natural light throughout and comprises of; An entrance vestibule with ample built-in storage cupboards, bright open plan living with French doors leading out onto a patio area, newly fitted, modern kitchen, shower room with vanity units proving excellent additional storage, two bedrooms on the lower level and an additional bedroom upstairs with eave storage.

This highly sought after area is close to all local amenities and has close access to schools, shops, transport links and a short distance from Broughty Ferry rock gardens, beach and high street. The property has been well maintained and benefits from ample built in storage space throughout, double glazing, gas central heating and large, low maintenance, outdoor area. This property will appeal to many purchasers including "downsizers" and professionals alike.

### Entrance:

This family home is entered via a glazed timber security door into a bright porch before entering a vestibule. The vestibule then gives access to the lounge via a timber glazed door and benefits from ample amount of storage and parquet flooring.

### Lounge:

**3.42m x 7.78m:**

This bright living space provides a comfortable atmosphere in which to relax with large window and French doors overlooking the secluded garden creating a tranquil backdrop to this family space. Stairs within the lounge give access to the upper bedroom and landing with eave storage.

### Kitchen:

**2.44m x 6.24m:**

Open plan from the lounge, the kitchen is flooded with natural light from its windows over looking the rear garden, side of the home and partially glazed upvc security door giving access to the garden. Ample storage space is provided by a good range of newly fitted wall and base units with complimentary wood effect worktop. Appliances include electric hob with over head extractor and Bosch fan assisted under counter oven, space for washing machine and dining area for table and chairs as well as breakfast bar option making this a great spot for relaxing and entertaining.

### Shower Room:

**1.73m x 2.42m:**

The spacious shower room comprises of a large walk in shower with mains shower within, w.c and a wash-hand basin within a large wood effect vanity unit provides excellent additional storage, modern wet wall within the shower, chrome towel rail.

### Bedroom 1:

**3.41m x 3.30m:**

A generously sized double bedroom with window overlooking the garden.

### Bedroom 2:

**2.67m x 4.35m:**

Another well-proportioned, bright and airy double bedroom with window overlooking the front of the home.

### Upper floor:

Accessed via a carpeted staircase from the lounge, the upper landing benefits from 2 large built in eave storage cupboards.

### Bedroom 3:

**3.24m x 3.24:**

Another well proportioned, bright room. Would make an ideal youngsters bedroom or home office space. Velux window, carpeted, radiator.

### Garden:

Low maintenance garden areas to the front of the home which is laid mainly with chips and monoblocs as well as hard standing driveway. Mature shrubs and bushes within the front garden provide privacy to the front of the home. Access to the rear garden can be from the side of the home or via the French doors from the lounge and kitchen door. The secluded back garden benefit from a patio area as well as large decking making it an ideal spot to relax and dine in the warmer months. Mature shrubs, bushes and trees within the garden provide a tranquil backdrop to this family home.

### Garage/Workshop:

The garage is accessed via an up and over door from the driveway or via the porch entrance from the front of the home. The garage is a great additional space that also benefits from a workshop/ store to the rear.

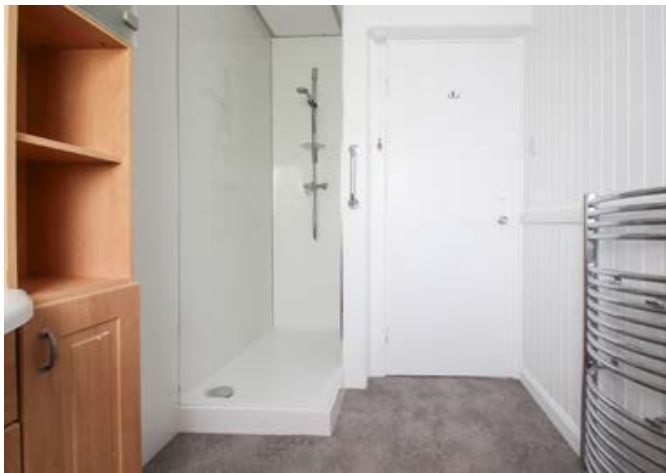
### Sun Room:

Accessed via the garage/workshop as well as direct from the garden, this is a great additional versatile space for the family to enjoy.















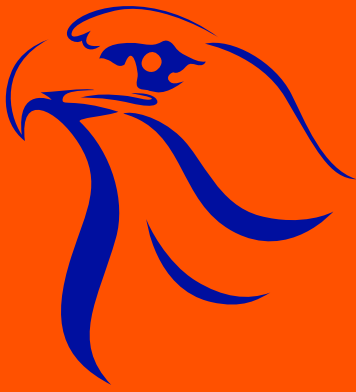


GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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# Alan E Masterton

## SOLICITORS & ESTATE AGENT

### Council Tax Band:

D (Dundee Council Aug 2024).

### EPC Band:

E

### Viewings:

By prior appointment only. Contact us on 01382 539 313 during normal office hours to arrange your 15-minute viewing slot or alternatively you can arrange your appointment by e-mailing us at: [viewingstobook@gmail.com](mailto:viewingstobook@gmail.com) (viewings must be arranged at least 24 hours before your requested viewing date/time)

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#### 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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