

# CALDERS

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- SEMI DETACHED VILLA
- LOUNGE
- DINING ROOM
- KITCHEN
- SIX BEDROOMS
- SHOWER ROOM
- BATHROOM
- ATTIC BOXROOM
- FULLY ENCLOSED REAR GARDEN
- PARKING



**56 Monifieth Rd, Broughty Ferry, Dundee DD5 2RX**  
**Offers Over £ 270,000**

# 56 Monifieth Rd, Broughty Ferry, Dundee DD5 2RX

This end terraced Victorian property is located a short distance from the heart of Broughty Ferry with its wide range of shops, restaurants, bars and local services. It is within walking distance of Broughty Ferry Railway Station and also offers easy commuter access to Dundee. This particular property has most recently been used as a Guest House and is now in need of upgrade and modernisation but has potential to make a spacious and luxurious family home in a sought-after area.

The property benefits from gas central heating, double glazing and provides generous accommodation over three levels. Viewing is highly recommended to appreciate the property on offer.

The timber front door gives access to an entrance vestibule with a glazed and timber door leading into the hallway.

## Hallway

Spacious hallway is bright and welcoming with access to all ground floor accommodation. The original timber staircase leads to the first floor with a large stain glass window above the half landing.

## Lounge 5.3m x 5.5m (17' 4" x 18') (into bay window) approx

Located to the front of the property, this generously proportioned lounge with bay window has retained its original cornicing, high timber skirtings and open fireplace with timber surround and tiled insert.

## Dining Room 3.93m x 4.23m (12' 69" x 13' 9") approx

Located to the rear of the property and accessed from the hallway, this is the formal dining room for the property and has a double press storage cupboard and decorative timber boxed ceiling. A concealed stairway gives access to a first floor room situated over the kitchen.





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## **Kitchen 4.10m x 2.80m (13' 5" x 9' 2") approx**

Located overlooking the garden, this good sized kitchen is fitted with ample wall and base units in an older style with cream worktops. There is a slot-in gas cooker, fridge freezer and washing machine which are included in the sale. Please note there is no warranties given as to the working order of the appliances. There is a door leading from the kitchen into an entrance porch which then gives access to the rear garden.



## **Bedroom One: 3.14m x 4.35m (10' 3" x 14' 3") approx**

Located to the rear of the property this good sized double bedroom has original cornicing and wash hand basin. Built in hanging cupboard.

## **Shower Room/WC 2.3m x 1.75m (7' 6" x 5' 8") approx**

Situated under the stairs, this compact shower room and w.c is fitted with wash hand basin, w.c. and shower tray with Mira electric shower.

## **Bedroom Five: 3.35m x 4.02m (10' 11" x 13' 2") approx**

Accessed from the dining room by way of a timber stair, this good sized first floor room could be utilised for a number of uses and has a window overlooking the rear garden.

From the main hallway, the original timber stair case leads to the first floor accommodation. There is a half landing with the family bathroom.

## **Family Bathroom 2.08m x 3.9m (6' 9" x 12' 9") approx**

Grey three piece bathroom suite with electric shower over the bath. Partially tiled. There is a separate toilet. Large storage cupboard containing the Worcester Bosch combi gas boiler for the central heating system.



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There is then a large landing which gives access to all first floor accommodation. Storage cupboard and a doorway leading to a stair case with access to the attic rooms.

## **Bedroom Two: 4.51m x 4.45 (14' 9" x 14' 7") approx**

Overlooking the front of the property, this good sized double bedroom retains period cornicing, high timber skirtings and open fire place with timber surround and cast iron insert.

## **Bedroom Three: 3.85m x 4.36m (12' 7" x 14' 3") approx**

Another good sized double bedroom which is located to the rear of the property with wash hand basin. Original cornicing.

## **Bedroom Four: 2.30m x 4.30m (7' 6" x 14' 1") approx**

A single bedroom overlooking the front of the property. Original cast iron fireplace with marble mantelpiece.

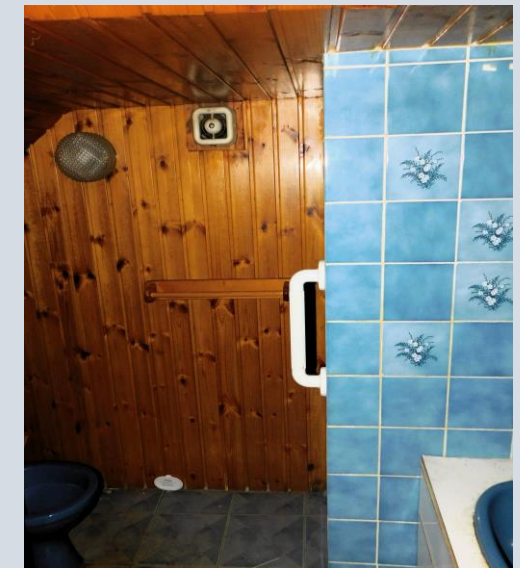
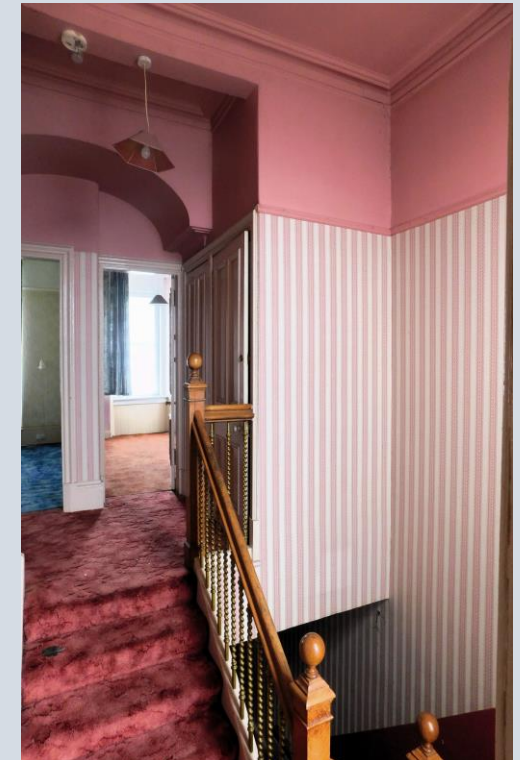
Stairs from the first floor landing lead to the attic accommodation.

## **Bedroom Six: 6.01m x 3.60m (19' 8" x 11' 9") approx**

A large bright attic room with south facing dormer window with coombed ceilings.

## **Attic Boxroom: 2.26m x 2.53m (7' 5" x 8' 3") approx**

This second attic room is smaller with coombed ceilings and a skylight providing natural light





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## Outside

To the front there is an area of garden ground with a selection of bushes and shrubs. To the rear, the fully enclosed garden is laid mainly to slabs for ease of maintenance.

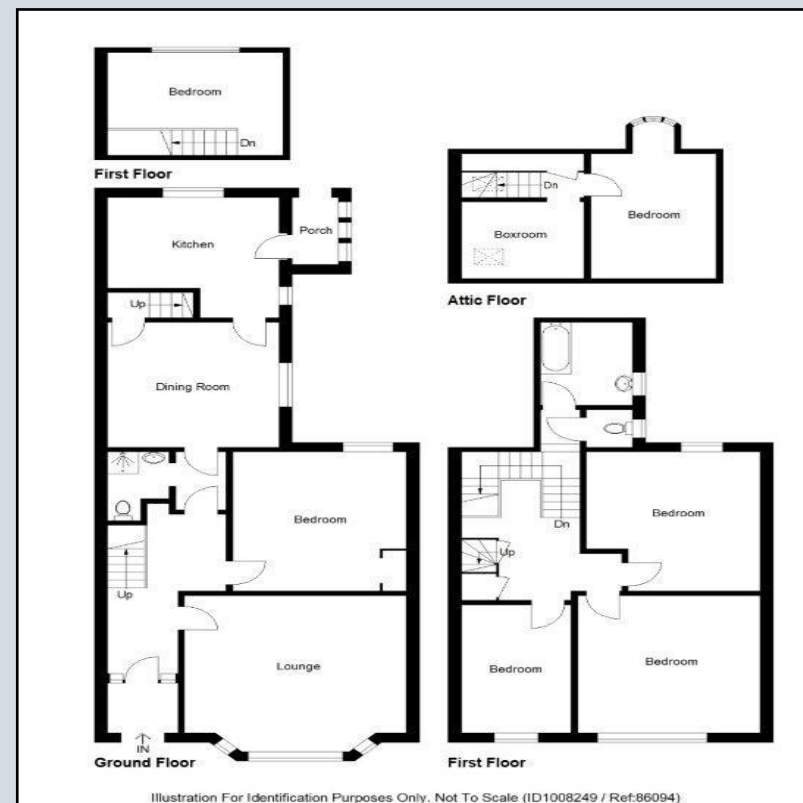
A large metal gate gives access onto Boyd Place with a dropped kerb which gives the potential for off-street parking to the rear of the property.



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These particulars, photographs and details were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. However all statements contained in the particulars are for information only and all parties should not rely upon them as states or representations of fact.

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Viewing Arrangements strictly by appointment: Contact Selling Agents Calders, Solicitors & Estate Agents, 10 Whitehall Street, Dundee

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