






Offers Over £480,000





- Detached Villa
- Popular Location
- Lounge
- Dining Room
- Family Room
- Kitchen
- 4 Bedrooms
- Family Bathroom
- Shower Room
- Gas CH, Dbl Glaz
- Gardens
- Garage

	4
	2
	3
	D
	F



Seldom seen on the market, this is an impressive and unique affording adaptable accommodation over two levels. The property (circa 1959) is particularly well situated lying on one of the finest sites in Broughty Ferry. The subjects sit within sizeable mature garden grounds and feature wonderful views over the Tay estuary and Fife.

The accommodation comprises on the ground floor; Entrance Vestibule, Reception

Hallway, Lounge, Dining Room, Family Room, Kitchen, Inner Hallway and Shower Room. A turn stair leads to the first-floor upper hallway with two useful stores, Four Bedrooms and Family Bathroom with Shower.

The property lies within extensive and well stocked garden grounds. The area to the rear (south) features a patio terrace which makes the most of the spectacular views. The gardens are fully bounded and mainly laid



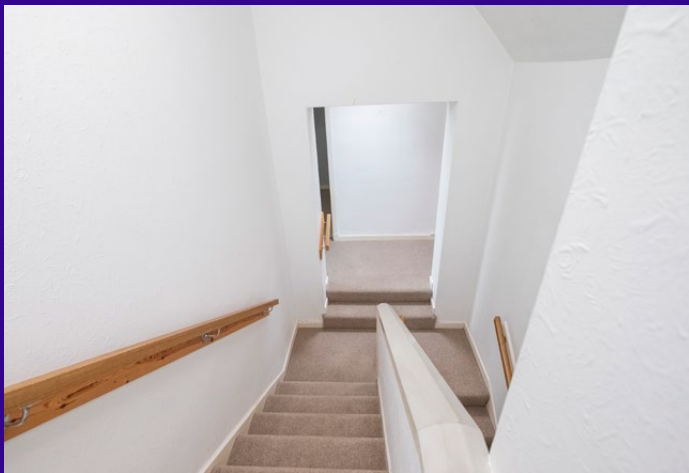
in lawn with numerous mature shrubberies and trees providing an excellent degree of privacy. In addition, there is a summerhouse and secret garden lying southmost. There is an easily managed area of terraced garden on the approach.

There a single timber garage with useful storage underneath.

Gas fired central heating is installed backed up by double glazing and the gross internal

floor area extends to around 164 sq meters or thereby. The property lies within easy reach of all the excellent local amenities within Broughty Ferry. Internal viewing is essential to fully appreciate this impressive home.

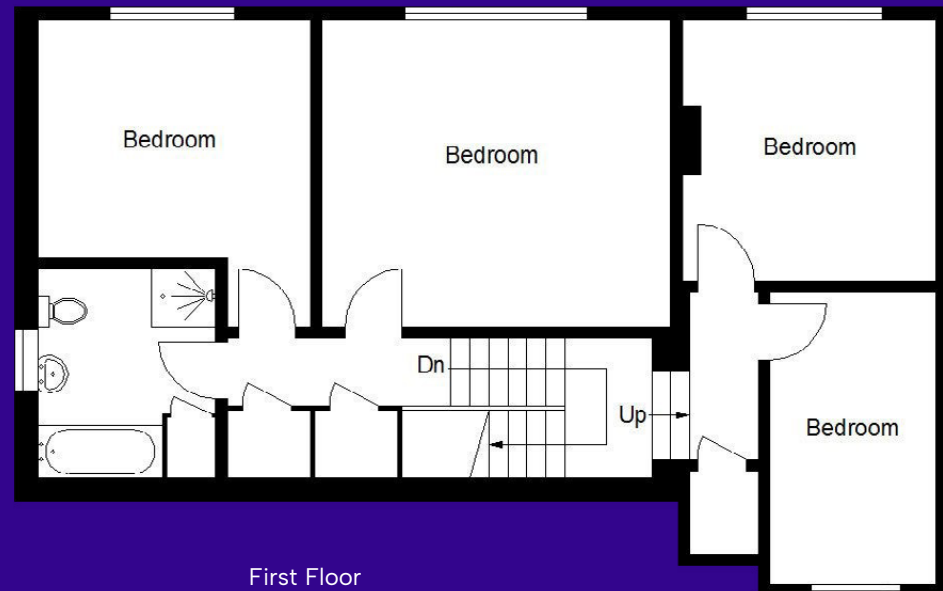




Ground Floor



First Floor





Accommodation (measurements are approx)

Living Room	4.19m x 4.47m	(13'9" x 14'8")
Dining Room	3.65m x 4.19m	(12'0" x 13'9")
Kitchen	3.46m x 5.18m	(11'4" x 17'0")
Family Room	3.65m x 4.54m	(12'0" x 14'11")
Shower Room	2.14m x 3.65m	(7'0" x 12'0")
Bathroom	2.60m x 2.70m	(8'6" x 8'10")
Bedroom One	3.36m x 3.75m	(11'0" x 12'4")
Bedroom Two	2.20m x 4.35m	(7'3" x 14'3")
Bedroom Three	4.12m x 4.43m	(13'6" x 14'6")
Bedroom Four	3.75m x 3.97m	(12'4" x 13'0")







Aberdeen

37 Langstane Place
Aberdeen
AB11 6EN

Tel: 01224 452750

Dundee

30 & 34 Reform Street
Dundee
DD1 1RJ

Tel: 01382 342222

DISCLAIMER. Entry by mutual arrangement. Viewing strictly through selling agents. Whilst we endeavour to make these particulars as accurate as possible, they do not form any part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital tape. If there is any part of these particulars that you find misleading or simply wish clarification on, please contact our office for assistance.

property@blackadders.co.uk