

# ROBERTSON SMITH

Solicitors and Notaries

**19 WESTERTON AVENUE, BROUGHTY FERRY, DUNDEE, DD5 3NJ**

## **SEMI-DETACHED VILLA**



**FIXED PRICE £210,000**

Enjoying a prominent location at the head of a quiet cul-de-sac in a highly sought after residential area of Broughty Ferry, this property is conveniently located for access to a range of local amenities including schools, shops and public transport.

While in need of a degree of modernisation, this property would make an ideal family home as it benefits from gas fired central heating and full double glazing. The accommodation comprises on the ground floor, Lounge, Kitchen, Dining Room and Toilet while on the upper floor there are three good sized Bedrooms and a Shower Room.

Externally, the front garden is laid mainly with gravel chips for ease of maintenance with mature shrubs. A tarred driveway provides access to the single garage. The rear garden is fully enclosed and again is laid mainly in gravel chips with mature shrubs. There is also a substantial summer house and rotary clothes drier.

Unit L, Charles Bowman Avenue, Claverhouse Industrial Park, Dundee, DD4 9UB

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## ACCOMMODATION

**Vestibule:** The property is accessed by way of a sliding double glazed door which leads into a tiled Vestibule. A composite double glazed door leads into the Inner Hall.

**Inner Hall:** A bright welcoming area providing access to the Lounge and downstairs Toilet. There is a substantial walk-in cupboard housing the electricity meter and fuseboard and a carpeted staircase leads off to the upper accommodation. Carpet. Radiator. The lounge is accessed by way of a multi-pane glazed door.

**Lounge:** (6.09m x 3.18m approx.)  
A bright spacious room stretching from the front to the rear of the property, enjoying a bright southerly aspect to the rear. Carpet. Radiator. Glazed door to Kitchen/Dining Room.



**Kitchen:** (2.45m x 2.63m approx.)  
The Kitchen and Dining Room form two distinct areas. The Kitchen has been fitted with modern floor and wall-mounted units with toning worktops. One and a half sink stainless steel unit with tower mixer tap and drainer. Integral dishwasher, fridge/freezer, electric hob and oven with extractor hood above. Partial wall tiling. Lined ceiling. Downlights. Laminate flooring. Security alarm control.



**Dining Room:** (4.06m x 3.2m approx.)

This room is open plan to the Kitchen and features wood panelled walls and ceiling with windows looking the east and south to the side and back garden respectively. Tile effect laminate flooring. Radiator. A part glazed composite door gives access to garden.



**Downstairs Toilet:** (1.76m x 0.9m approx.)

Located off the Hall and under the stairs, this room features a two piece suite comprising WC and wash hand basin. Tile effect laminate flooring.

A carpeted staircase leads off the Hall to the upper accommodation. The staircase is currently fitted with a chair lift.

**Bedroom 1:** (3.25m x 3.01m approx.)

Located to the rear of the house, this good sized Double Bedroom, originally the Master Bedroom, enjoys a bright southerly aspect overlooking the rear garden. Carpet. Radiator.



**Bedroom 2:**

(3.26m x 2.91m approx.)

Another good sized Double Bedroom located to the front of the property. Radiator. Carpet.



**Bedroom 3:**

(2.69m x 1.72m approx.)

This room would make an ideal child's Bedroom or Office depending on the purchaser's requirements. Radiator. Carpet.

**Shower Room:**

(2.62m x 1.69m approx.)

This room features a three piece suite comprising WC with concealed cistern and built in cupboards, wash hand basin set in vanity unit and corner shower cubicle with mains shower. The room has been completely tiled with the exception of the shower area which has been finished in wet wall. Tiled floor. Heated towel rail. Vanity mirror.



**Externally:**

The front garden is laid mainly in gravel chips for ease of maintenance with mature shrubs. A monoblock drive provides access to the single garage.





The rear garden is fully enclosed and again has been laid out mainly with gravel chips for ease of maintenance and features mature shrubs and planting. There is a substantial summer house located in the back corner of the garden and there is space for a rotary clothes drier.



**Home Report:** To access the home report for this property go to <https://homereports.survpoint.co.uk/mj6leux661>

**EPC rating:** C

**Viewing:** Strictly by appointment through Robertson Smith, Solicitors, Unit L, Charles Bowman Avenue, Claverhouse Industrial Park, Dundee, DD4 9UB (Telephone 01382 226602.)

**Disclaimers:**

**Note, all measurement have been taken by a sonic tape measure and therefore may be subject to a small margin of error. While we believe the above details to be correct, no warranty is given and any potential purchaser should satisfy themselves as to the accuracy of the measurements.**

**While these particulars are believed to be correct and are given in good faith, they are not warranted and any interested parties must satisfy themselves by inspection or otherwise as to the correctness of each of them. These particulars do not constitute an offer or contract or any part thereof and all measurements are approximate.**