



ROSS STRACHAN & CO
Solicitors & Estate Agents



1 Norrie Street, Broughty Ferry, DD5 2SD

Offers over – £340,000
4 Bedroom Mid Terraced Villa

“Bringing people and property together”

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The Property

This stunning Victorian villa is beautifully presented throughout, with accommodation over 3 levels with an additional heated basement level.

Within easy walking distance to central Broughty Ferry this grand villa occupies a corner site and the south westerly aspect of the home offers bright and spacious accommodation throughout.

Entering on the ground floor, through the traditional vestibule, the dining kitchen is on the left and has a fitted stairway to the heated basement. The elegantly decorated lounge on the right features a large bay window and log burning stove & overlooks the sheltered garden.

The basement on the lower ground level is access via a wooden stairway off the kitchen, this spacious basement room is currently used primarily for storage but is connected to the main heating system so is warm and dry.

On the first floor are the master bedroom, again with large bay window, and a second bedroom, currently used as an office/bedroom. The family bathroom on this level offers a full-sized bath with thermostatic mains pressure mixer shower over and a contemporary finish to the décor.

On the upper most floor are two further double bedrooms, one of which is beautifully integrated into the tower of the pitched roof and both offer an open outlook over the top of Broughty Ferry. This floor also accommodates a shower room with 3-piece suite comprising shower, basin and wc.

Many traditional features of the home remain, the high ceilings, the feature windows and the central copula in the hallway but the home does not go without a modern high efficiency gas central heating system with Worcester Greenstar boiler fitted within the dining kitchen.

Externally there is a lovely, secluded garden with a monobloc area laid aside for seating and a lawned area with new summer house laid aside for relaxing.

Internal

Lower Ground - Basement

Ground – Lounge, Dining Kitchen

First – 2 double bedrooms and family bathroom

Second – 2 Double bedrooms and shower room

Entrance – Vestibule leading to traditional hallway

Lounge – 17'4 x 14'2" – log burning stove

Dining Kitchen – 12'8" x 9'11" with modern fitted units and seating area

Basement – 12'10" x 10'6" – heated basement with fixed stair

Master Bedroom – 18'1" x 13'1" – with bay window

Bedroom – 10'7" x 9'10" – currently used as home office

Family Bathroom – 8'10" x 5'00" – mains pressure mixer shower over bath

Bedroom – 17'7" x 10'11" – unique bedroom with built in storage and heritage double glazing

Bedroom – 13'5" x 10'1" – double bedroom with heritage double glazing

Shower Room – 6'6" x 4'8" – 3 piece suite with shower cubicle

External

With gated access, fencing and hedges surround all aspects of the gardens. This secluded space is evenly split into a monobloc section to the left of the garden and an area of lawn with modern summer house to the right.

Notes – Due to the nature and style of this home room sizes are approximate, based on the widest points of most rooms.

Inclusions

All fitted floor coverings, blinds and curtains

Exclusions

White goods may be available by separate negotiation and whilst in perfect working order presently we offer no warranty or guarantee should these be made available to purchasers

Broughty Ferry is a pleasant suburb four miles east of Dundee with a good selection of pubs, restaurants and shops

Comprising an eclectic mix of big villas built by jute barons up the hillside and small fishermen's cottages along the shoreline, 'The Ferry', as its known, has experienced a recent resurgence and is now a popular and relaxing spot with some good restaurants and pubs that get particularly busy on summer evenings.

The striking Broughty Castle and Museum, right by the seashore is well worth a visit. Built in the 15th century to protect the estuary, its four floors now house local-history exhibits, covering the story of Broughty Ferry as a fishing village and the history of whaling, as well as details of local geology and wildlife.

Just north of Broughty Ferry, at the junction of the A92 and B978, the chunky bricks of Claypotts Castle constitute one of Scotland's most complete Z-shaped tower houses. Built between 1569 and 1588, its two round towers have stepped projections to support extra rooms, a 16th-century architectural practice that makes Claypotts look like its about to topple.

Close by Monikie & Crombie Country Park's many attractions include guided walks, self-led trails, barbecue hire and an adventure play park, as well as the many water sports activities.

If you are a keen golfer you have the Championship courses of the world famous Carnoustie, around 9 miles away, and St Andrews, around 16 miles away and many other courses available in the local areas of Dundee, Fife and Angus.

Dundee lies but a short bus or train journey away, with local busses travelling between Dundee and Angus passing nearby and Broughty Ferry railway station just a short walk away, giving direct access the National Rails East Coast Mainline running between Aberdeen and London Kings Cross.

Hosting both the V&A museum and with plans for the Eden Project close to completion Dundee offers a vibrant mix of the old and the new, with historical sights and museums and the modern mix of both national and international students attending one of Dundee's universities and enjoying this culturally diverse city.

GROUND FLOOR
49.7 sq.m. approx.



1ST FLOOR
49.7 sq.m. approx.



2ND FLOOR
43.3 sq.m. approx.



TOTAL FLOOR AREA : 142.7 sq.m. approx.

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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HOME REPORT: is
available on
request or
through TSPC

VIEWING

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EXTRAS

Certain extras
may be available
by separate
negotiations.