

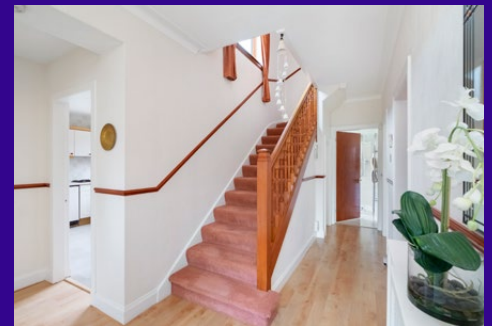
Blackadders

Offers Over £375,000








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5 Westbarn Road,
Broughty Ferry, Dundee DD5 2SS



- Semi Detached Villa
- Sought After Location
- Living Room
- Living/Dining Room
- Siting Room/4th Bedroom
- Kitchen Diner
- Shower Room
- 3 Bedrooms
- Bathroom
- Off Street Parking
- Gardens

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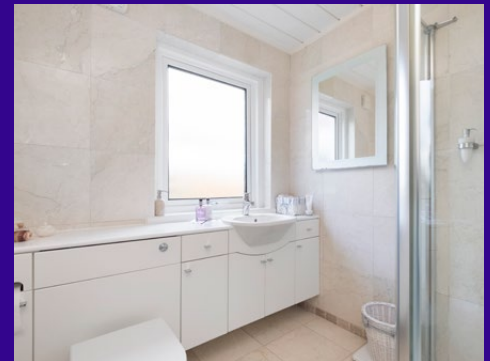
A rare opportunity to purchase this semi-detached villa which is located in a small cul-de-sac forming part of the highly sought after Broughty Ferry. The subjects have been extended and offer adaptable accommodation over two levels. The area of Broughty Ferry offers a range of amenities including shops, services, bars, restaurants and cafes. There are scenic walks along the recently upgraded river and beach front. There are good transport links to the surrounding areas via the railway station and regular bus routes. Further major facilities can be found within the centre of Dundee.

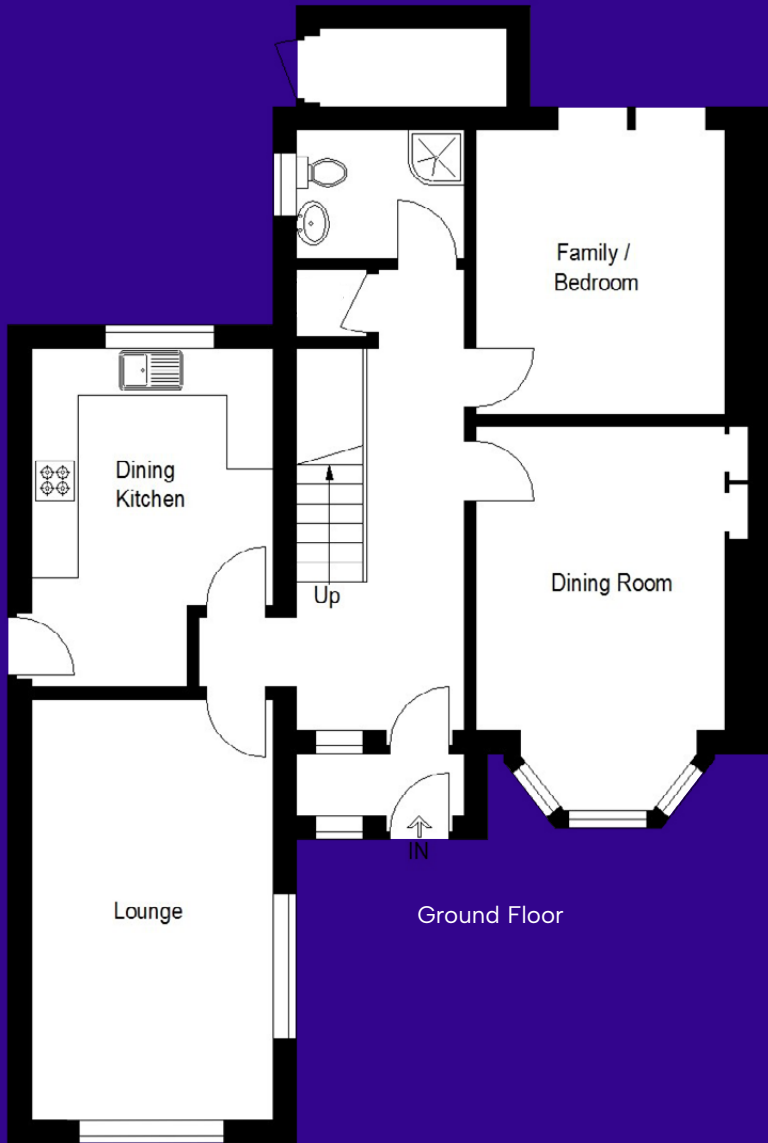


The property is in good order throughout and benefits from double glazing and gas central heating while the shower room has under floor heating. The accommodation is accessed via a vestibule which has a cloak cupboard and leads to the main hallway. A spacious living room is accessed from the hallway and enjoys natural light from south and west facing windows. The living/dining room has a west facing bay window and feature fire place with gas fire. A third, adaptable room on the ground floor is currently dressed as a sitting room but could easily form a fourth bedroom if required. The room enjoys French doors which lead out to a deck in the rear garden. The kitchen diner has a range of fitted units and space for table and chairs while a door leads out to the side path. The shower room is also located on the ground floor and enjoys quality fitments and under floor heating.

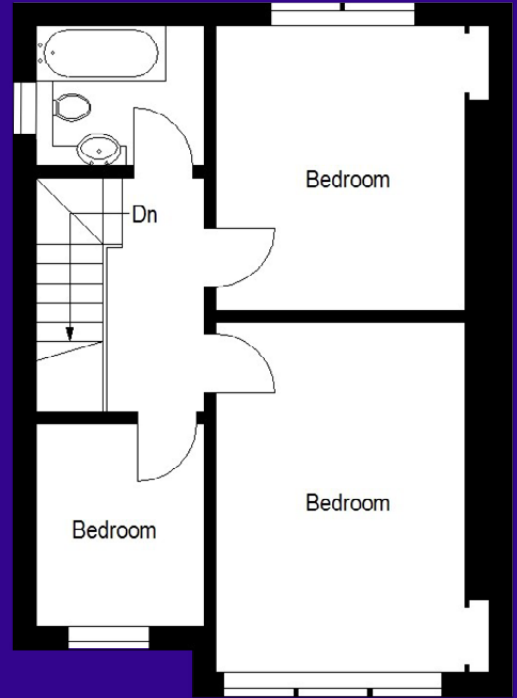
A fitted under stair cupboard has a small window and offers useful storage space. The upper landing gives access to three bedrooms and the bathroom. The partially floored attic offers good storage space.

Monobloc is laid to the front of the property, with the area providing off street parking. There is also an area of plants and shrubbery to the front. A paved path lies to the side and provides access to the generous rear garden. The easily maintained rear garden has been laid in decking, stone chips and paving together with some herbaceous areas. A summer house and shed are located at the foot of the garden and form part of the sale. A boiler cupboard adjoining the property is accessed from the rear garden and offers storage space while benefiting from power and light.





Ground Floor



First Floor



Accommodation (measurements are approx)

Living Room	3.69m x 5.74m	(12'1" x 18'10")
Sitting/Dining Room	3.61m x 3.96m	(11'10" x 13'0")
Kitchen/Diner	3.65m x 4.03m	(12'0" x 13'3") at widest points.
Bedroom/Sitting Room	3.56m x 3.67m	(11'8" x 12'0")
Bedroom	3.29m x 3.92m	(10'10" x 12'10")
Bedroom	3.29m x 3.66m	(10'10" x 12'0")
Bedroom	2.29m x 2.37m	(7'6" x 7'9")
Bathroom	2.15m x 3.27m	(7'1" x 10'9")
Shower Room	1.97m x 2.02m	(6'6" x 6'8")





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