



**64 STRATHERN ROAD, BROUGHTY FERRY, DD5
1PH
OFFERS OVER £375,000**



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This four-bed detached villa is located in the sought after residential suburb of Broughty Ferry. The property is ideally located and has the benefit of easy access to both Broughty Ferry and Dundee. The property lies next to a major bus route connecting the property to the surrounding areas. Off street parking is provided by a large monobloc drive way and single garage. A dense hedge provides privacy from the main road. The front garden has been planted with a variety of mature shrubs dispersed throughout rock gardens.

The property enters into a vestibule which leads to the hallway through a glass panel door. Upon entering the hallway there is a small cloakroom with w.c. and the electricity meter box. A large spare room is found to the front of the property which could be utilised as a second lounge if desired. To the rear is the main bedroom with en-suite. A large window looks out over the rear garden. The spacious lounge has a large bay window providing views of the beautiful garden. The room leads to a formal dining area which can also be accessed via the kitchen. The kitchen requires some modernisation, however it has the potential to be a fantastic family kitchen. A small utility room also doubles as a back porch providing access to the garden.

Upstairs there are two double bedrooms of a similar size each with built-in wardrobes, eaves access and Velux windows. Between the bedrooms is the family bathroom complete with a shower cubicle, bath, w.c. and pedestal sink. The upper hallway also houses a large storage cupboard containing the boiler.

The main feature of this property is the beautifully maintained and well-thought-out garden. The large lawn area has been shaped with curved edges and bordered with stone pathways allowing every area of the garden to be accessed and enjoyed. The bedding areas have been meticulously planted with varying plants, shrubs, flowers and trees. Found in the back corner of the garden is a sizeable greenhouse and a small vegetable patch.

Early viewing is highly recommended to fully appreciate this property. The property presents a fantastic opportunity to purchase a family home in a sought-after area or for those who appreciate having a superb outside space.

Approximate Gross Internal Area = 173.0 sq m / 1862 sq ft



Illustration For Identification Purposes Only. Not To Scale (ID1066763 / Ref:87657)

