

Offers Over £310,000

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10 Arbuthnott Loan,
Broughty Ferry, Dundee, DD5 3TN



- Detached Villa
- Dining Kitchen
- South Facing Rear Garden
- Popular Location
- 4 Bedrooms
- Integral Garage
- Living Room
- En Suite
- Dining/Sitting Room
- Family Bathroom

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A superbly presented detached villa offering family accommodation and a generous south facing rear garden. There are local shops nearby while regular bus routes are within easy reach The centre of Broughty Ferry offers a range of amenities including shops, bars, restaurants, and cafés. There are excellent transport links via regular bus services and the rail station. Well-regarded schooling at primary and secondary levels lies within Broughty Ferry while private schooling is available at the High School of Dundee. Dundee city centre offers a range of further major amenities including transport connections as well as shopping and recreational facilities.





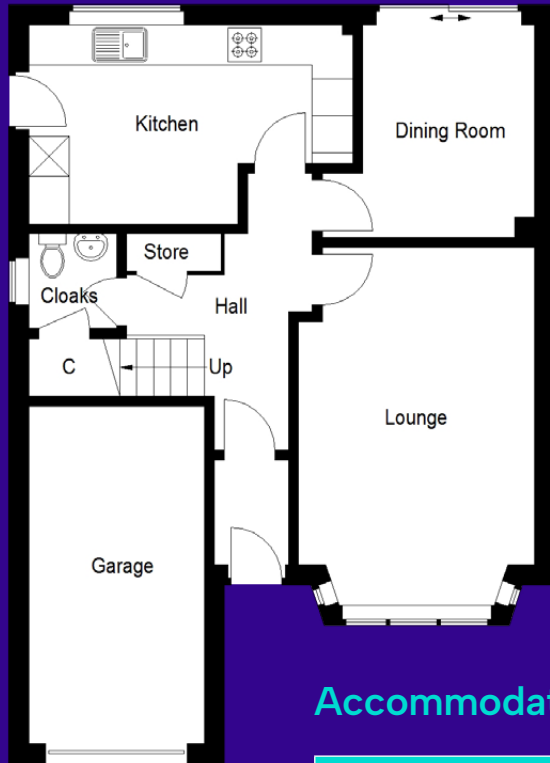
The property benefits from double glazing and gas central heating. The accommodation is accessed by the entrance vestibule. The hallway has a fitted storage cupboard and leads through to the living room which enjoys a bay window. The dining or sitting room has a south facing aspect with patio doors leading out to the rear garden. The modern kitchen has space for dining while having a range of contemporary units. The WC is located on the ground floor and has a fitted storage cupboard. The upper landing has a fitted storage cupboard and gives

access to four bedrooms, with three of the bedrooms having fitted storage space. The master bedroom enjoys an en suite shower room while the main family bathroom has a shower over the bath.

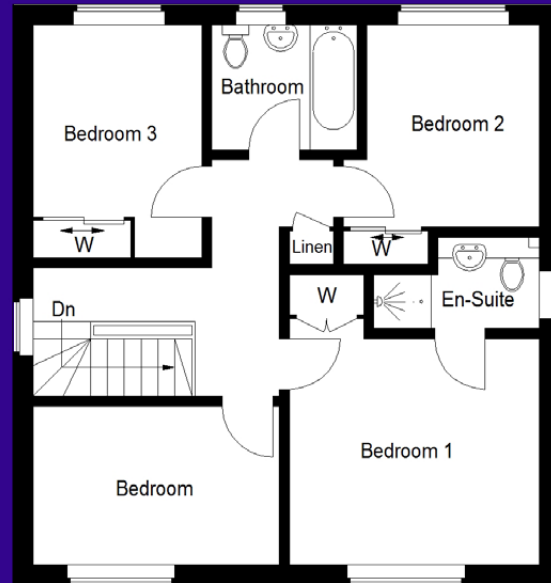
The front garden is laid in lawn together with plants and shrubbery. The driveway also lies to the front of the property and leads to the integral garage which benefits from power and light. The large south facing rear garden is laid mainly in lawn together with a paved patio and well stocked borders.



Ground Floor



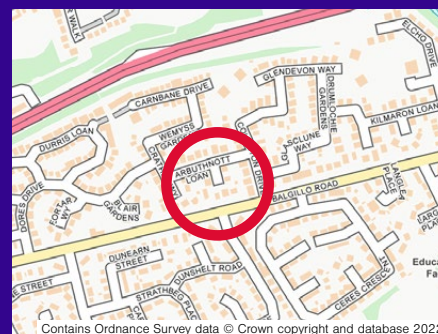
First Floor



Accommodation (measurements are approx)

Living Room	3.64m x 4.60m	(11'11" x 15'1")
Dining/Sitting Room	2.75m x 3.15m	(9'0" x 10'4")
Dining Kitchen	2.97m x 4.70m	(9'9" x 15'5") at widest points
Bedroom	3.46m x 3.80m	(11'4" x 12'6")
Bedroom	2.36m x 3.62m	(7'9" x 11'11")
Bedroom	2.72m x 3.19m	(8'11" x 10'6")
Bedroom	2.54m x 2.79m	(8'4" x 9'2")
Bathroom	1.93m x 2.07m	(6'4" x 6'9")
En Suite	1.10m x 2.30m	(3'7" x 7'7") at widest points
WC	1.40m x 1.49m	(4'7" x 4'11")





Aberdeen

6 Bon Accord Square,
Aberdeen
AB11 6XU

Tel: 01224 452750

Dundee

30 & 34 Reform Street
Dundee
DD1 1RJ

Tel: 01382 342222

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property@blackadders.co.uk