



MICHAEL A. BROWN

— Solicitors & Estate Agents —



3 Fyne Road, Broughty Ferry, Dundee, DD5 3JF

Offers Over **£230,000**



- Semi Detached Chalet Style
- Spacious Accommodation
- Detached Garage
- Driveway for 4 Cars
- Enclosed Gardens
- Forthill Primary School Nearby
- Lounge
- Kitchen
- Diningroom/Bedroom
- 3 Further Bedrooms
- Shower Room
- Combi GCH;UPVC DG

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This spacious and well maintained 3/4 Bedroom SEMI DETACHED CHALET STYLE HOUSE is situated in a popular area of Torridon Road and with easily walking distance of Forthill Primary School. The house benefits from combi gas central heating and UPVC replacement double glazed windows but otherwise would gain from internal modernisation and upgrading. There is a long tarmac driveway for 4 cars which leads to a detached garage with electric door. The front garden is enclosed by low walls, trees, bushes and lawn. And the rear garden is laid out similarly and it provides a high degree of privacy.

ENTRANCE HALL

Open front porch leads to the front door. Large full length opaque windows. Stair to upper floor. Large walk in storage cupboard.

LOUNGE

A spacious lounge with large picture window which overlooks the front garden. Tiled fireplace with remote control living flame gas fire.

KITCHEN

Fitted with beech finish wall and base units and complementary worktops. Slot in electric cooker. Inset stainless steel sink with drainer and mixer tap. Automatic washing machine. Wall mounted Worcester combi gas boiler. Integral fridge/freezer. Vinyl flooring. Window overlooks side driveway and glazed door to rear garden.

DININGROOM/BEDROOM 4

Window overlook rear garden. Adjoins the kitchen and it would be possible to open up both rooms to form a dining kitchen if required.

DOUBLE BEDROOM

Presently used a diningroom. Window overlooks the rear garden.

SHOWER ROOM

Recently modernised. Wet walling and tiled floor. Modern white vanity unit with inset wash hand basin and toilet. Glazed corner shower compartment with mira electric shower. Parador style ceiling with recessed downlights. Opaque window.

UPPER FLOOR

HALLWAY

Large storage cupboard.

DOUBLE BEDROOM

Exceptionally spacious bedroom with large windows which overlook the front garden. Two built in storage cupboards.

DOUBLE BEDROOM

A further spacious bedroom with large windows which overlook the side garden. Built in storage cupboard.

DETACHED GARAGE

A large tarmac driveway with parking for 4 cars leads to the detached garage. Remote control up and over door with light. Courtesy side door to rear garden. Outside water tap.

GARDENS

The front garden is enclosed by low walls, shrubs trees and bushes and laid out with lawn and flowerbeds. The rear garden is similarly enclosed and provides a high degree of privacy. Timber garden shed.

EXTRAS

Included are all fitted carpets, blinds, light fittings, cooker and automatic washing machine.

LOCATION

Off Torridon Road.

EPC – D

HOME REPORT VALUATION - £230,000



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ACCOMMODATION

(All measurements are approx.)

Lounge	13'6" x 12'5"	(4.15m x 3.80m)
Diningroom/Bedroom 4	10'8" x 8'8"	(3.30m x 2.68m)
Kitchen	14'4" x 6'6"	(4.40m x 2.00m)
Double Bedroom	12'6" x 11'2"	(3.85m x 3.40m)
Shower Room	6'6" x 6'2"	(2.00m x 1.90m)
Double Bedroom	16'4" x 14'8"	(5.00m x 4.50m)
Double Bedroom	12'2" x 10'5"	(3.72m x 3.20m)



TOTAL FLOOR AREA: 108.8 sq. m. approx.
 While every attempt has been made to ensure the accuracy of the description contained here, measurements of floors, heights, widths and any other details are approximate and not responsible to what is any other provision or statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or condition can be given.
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These particulars are prepared in good faith but are not warranted and do not form part of any contract. All measurements approximate.



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