



MICHAEL A. BROWN

— *Solicitors & Estate Agents* —



28 Seaforth Road, West Ferry, Dundee, DD5 1QH

Offers Over **£250,000**



- Detached Villa
- Spacious Accommodation
- Popular Residential Area
- Sizeable Gardens
- Large Driveway
- Combi GCH; UPVC DG
- Hall; Toilet
- Lounge
- Diningroom
- Kitchen
- 3 Double Bedrooms
- Bathroom

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This very spacious DETACHED VILLA is situated in a well-established residential area near to Dawson Park. The house has been newly redecorated and there is combi gas central heating and replacement UPVC double glazed windows and would benefit from further upgrading. There is a large tarmac driveway and an old wooden garage, sizeable gardens laid out with lawns and paved patio, trees and shrubs. Easy access onto the nearby Arbroath Road and also onto Ferry Road.

GROUND FLOOR

ENTRANCE HALL

A spacious entrance hall with UPVC front door and large double glazed side screen. Cloaks cupboard. Laminate flooring.

TOILET

White toilet and wash hand basin. Vinyl flooring. Opaque window.

LOUNGE

Large picture window overlooks the south facing front garden.

DINING ROOM

Large double glazed patio doors lead out onto the rear garden. Laminate flooring.

KITCHEN

Light grey wall and base units and speckled black worktops. Paneled splash back. Integral gas hob, oven and filter hood. Inset stainless steel sink with drainer and mixer tap. Automatic washing machine. Breakfast bar. Two built in shelved storage cupboards. Laminate flooring. Window and door to rear garden.

UPPER FLOOR

HALL

Large landing with side window. Hatch to attic with extending ramsay type ladder.

DOUBLE BEDROOM

Large window overlooking front garden. Built in wardrobe cupboard.

DOUBLE BEDROOM

Large window overlooking rear garden. Built in wardrobe cupboard.

DOUBLE BEDROOM

Large window overlooking front garden. Built in wardrobe cupboard.

BATHROOM

White three piece suite. Contoured bath with mira electric shower and glass shower screen. Wall tiled to dado height. Tiled floor. Opaque window. Extractor fan.

GARDENS

Large, tarmac driveway with parking for 2/3 cars. Timber garage. The front garden is enclosed by low walls and laid out with lawn and trees. The rear garden is enclosed by walls and timber fencing and laid out with large lawn and large paved patio.

EXTRAS

Included are all fitted carpets, blinds, light fittings, integral kitchen appliances and automatic washing machine.

LOCATION

Off Arbroath Road/ Fairfield Road.

EPC – D

HOME REPORT VALUATION - £250,000

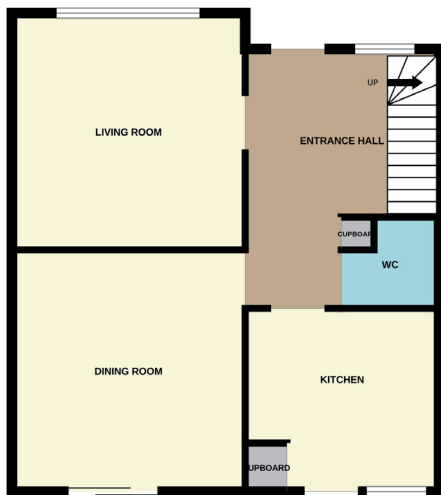




ACCOMMODATION

(All measurements are approx.)

Lounge	13'1" x 12'8"	(4.00m x 3.90m)
Diningroom	13'1" x 12'8"	(4.00m x 3.90m)
Kitchen	10'2" x 8'2"	(3.10m x 2.50m)
Toilet	5'5" x 4'9"	(1.60m x 1.50m)
Double Bedroom	13'1" x 12'8"	(4.00m x 3.90m)
Double Bedroom	13'1" x 12'8"	(4.00m x 3.90m)
Double Bedroom	10'3" x 9'8"	(3.15m x 3.00m)
Bathroom	7'5" x 7'4"	(2.30m x 2.25m)



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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