

Connelly Yeoman

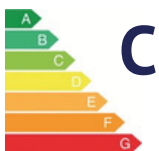


**4 DUNEARN STREET, BROUGHTY FERRY,
DUNDEE, DD5 3NP**

DETACHED VILLA



- Set within a very desirable location close to popular schools, shops and amenities
- An exceptionally well presented home offering spacious family living over two levels
 - Gas Fired Central Heating and Double Glazing, ample storage
 - Front garden with driveway leading to a detached garage
- South facing rear gardens with raised patio and secluded seating area



OFFERS OVER
£290,000

Property Description

This attractive and well presented DETACHED VILLA must be viewed to appreciate the bright and spacious accommodation on offer. Set within a sought after, established residential area of similar styled properties, ideally located just off Balgillo Road in Broughty Ferry, yet close to all local amenities and services which Broughty Ferry has to offer, this well presented family home offers spacious accommodation over two levels and enjoys the benefits of Gas fired central heating, double glazing and has ample storage. On entering the property into the bright and welcoming Hallway area, there is access into the downstairs WC, a glazed internal door leads into the bright and spacious Lounge which is open plan through into the Dining Room, with access into the garden, and into the well appointed Kitchen. On the upper floor there are three very spacious Double bedrooms, all with fitted wardrobes, and access into the Family Bathroom which has a separate shower. To the front of the property there is a paved driveway offering ample car parking and leading to the Garage, and a front lawn area with shrubs. A timber access gate leads through to the enclosed, south-facing rear garden which is beautifully laid out, with a large patio and entertainment area, children's play area, and a secluded Pergola seating area. Overall, this property would suit a variety of buyers and early viewing is recommended.

ACCOMMODATION: ENTRANCE HALLWAY, LOUNGE, DINING ROOM, KITCHEN:- UPPER FLOOR:- 3 BEDROOMS, FAMILY BATHROOM.

HALLWAY:

Approx. 12'3 x 17'9. Entry is via an attractive front door into a welcoming, bright and spacious Hallway with staircase leading up to the upper floor accommodation. There is wood-effect laminate flooring, CH Radiator and a built-in under-stair shelved storage cupboard. There is also a cupboard (which houses the electric meter and fuse box) with a mirror above. Access into the WC/Toilet.

WC/TOILET:

Approx. 7'2 x 5'10. Comprising WC and wash-hand basin, side-facing opaque glazed window, ceiling spotlights and bathroom fitments. Tiled floor. CH Radiator.

LOUNGE:

Approx. 15'5 x 20'. An exceptionally well presented Lounge, with a large front-facing window, offering bright and spacious accommodation for a variety of seating and furnishing settings. Wood-effect laminate flooring. Wall mounted Electric fire. Fitted wall lights. CH Radiator. From the Lounge open plan through into the Dining Room.

DINING ROOM:

Approx. 15'6 x 12'2. Another spacious room, with ample space for dining table and chairs. Wood-effect laminate flooring. CH Radiator. Feature Patio doors from here lead out into the lovely south-facing rear garden. Glass panel door from here leads into the Kitchen.

KITCHEN:

Approx. 12'2 x 12'6. A well proportioned Kitchen which is fitted with base and wall mounted units, worktop surfaces incorporating a stainless steel sink and mixer tap. Built-in double Electric Oven, Gas Hob with extractor above. Plumbing and space for a Dishwasher and automatic washing machine. Space for a fridge/freezer. Inset ceiling spotlights. CH Radiator. Rear-facing window and external door leading out into the rear garden.



UPPER FLOOR:

Staircase leading to the upper floor, with a large side-facing window which allows ample natural light onto the upper floor landing area. CH Radiator. Large access hatch leading into the loft space. Built-in shelved storage cupboard.

MASTER BEDROOM 1:

Approx. 15'6 x 16'4. Spacious main bedroom with a rear-facing window overlooking the rear garden. Shelved and hanging double wardrobe with sliding mirror doors and an additional large shelved and hanging space wardrobe with sliding mirror doors. CH Radiator.

BEDROOM 2:

Approx. 15'6 x 15'7. Spacious bedroom with a front-facing window. Built-in double wardrobe with shelving and hanging space, sliding mirror doors. CH Radiator.

BEDROOM 3:

Approx. 12'3 x 12'1. Another good-sized bedroom, with a front-facing window and built-in shelved storage cupboard. CH Radiator. Wood-effect panelling to dado height.

FAMILY BATHROOM & SHOWER:

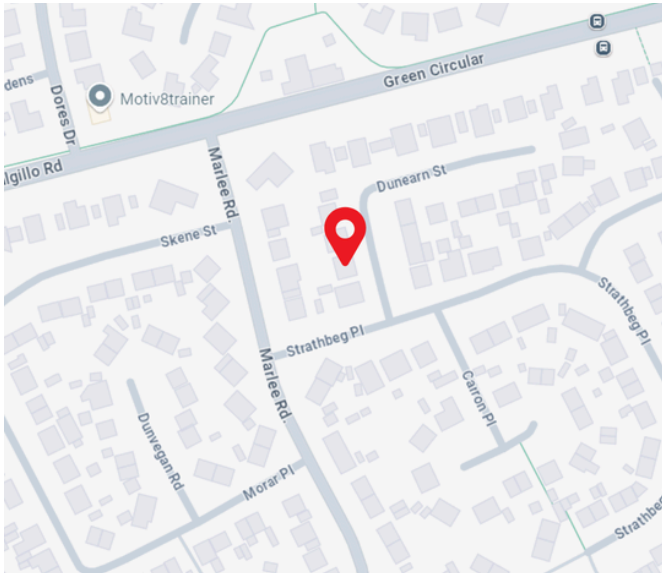
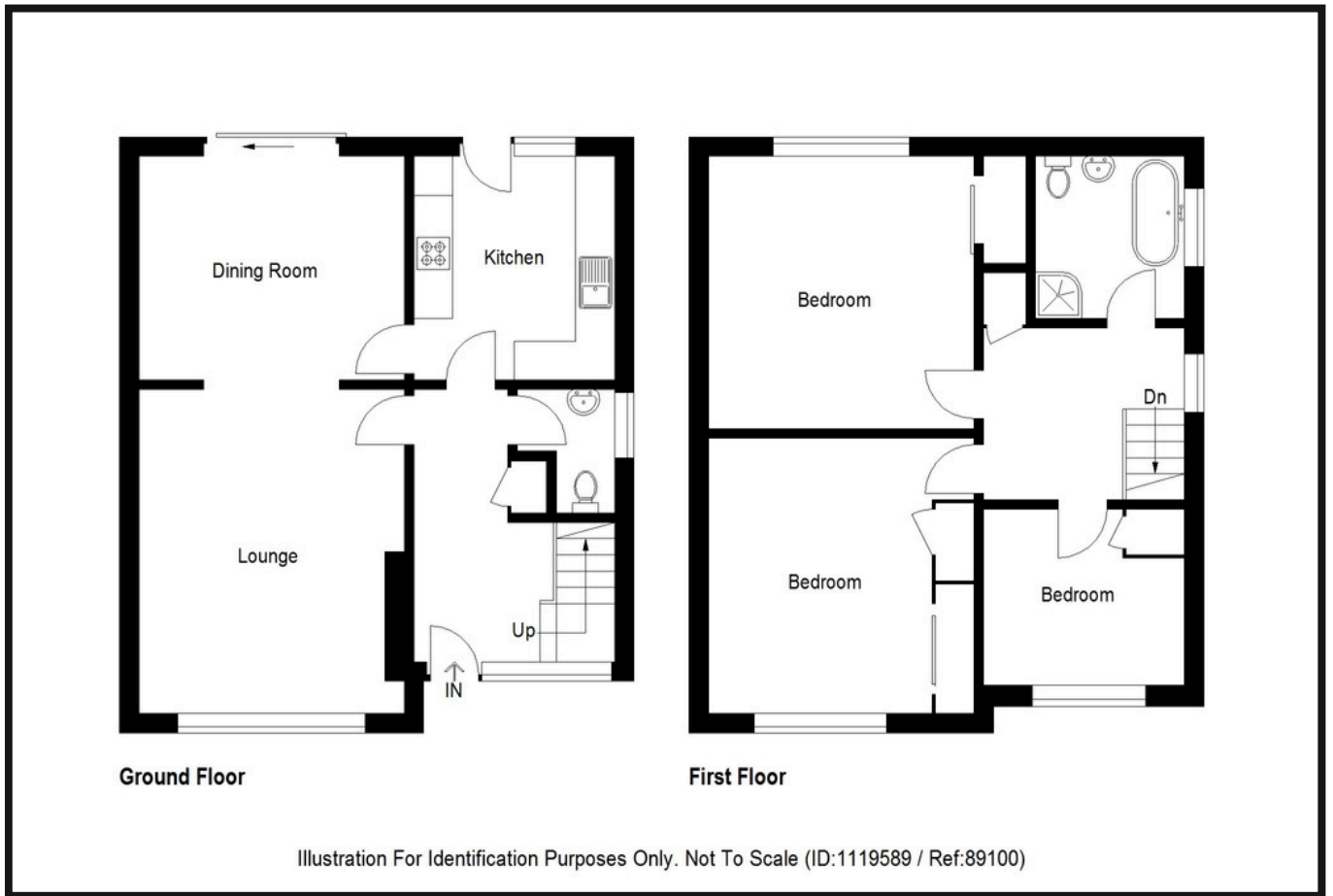
Approx. 8'8 x 9'2. Comprising vanity unit incorporating the wash-hand basin, Toilet and a free-standing bath tub with shower to tap fitment. Separate shower cubicle housing a power shower with deluge and hand-held shower attachment. Heated CH towel rail.

GARDENS & GARAGE:

To the front of the property there is a paved car parking area offering ample car parking and leading to the Garage. Lawn area with shrubs. A timber access gate leads through to the south-facing rear garden which is beautifully laid out with a large patio and entertainment area, children's play area, and a secluded Pergola area. Outside water tap.



Property Professionals



These particulars are intended to give a fair description to assist a proposed purchaser when viewing a property, but their accuracy is not guaranteed and they shall not form part of any offer or contract. They are not to be treated as representations or warranties nor do they make or give any representation or warranty whatsoever.

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