



7-9 South Tay Street,  
Dundee,  
DD1 1NU

DX DD125

Tel. 01382 204625  
Fax. 01382 227972



**5 Seaforth Crescent, West Ferry, Dundee DD5 1QD**  
**Offers Over £260,000**

**Accommodation: - Hallway, Lounge, Kitchen, Dining Room, Ground Floor Bedroom, Two Upper Floor Bedrooms, Bathroom and Shower Room, Gardens, Driveway, Garage.**

Well-presented Betts "Leven" detached dwellinghouse set within attractive gardens in a highly sought after location. Local amenities include primary and secondary schools, shops and bus routes. Broughty Ferry with its many amenities including cafés, bars, restaurant and a wide range of shops is within easy reach.

This lovely home benefits from gas central heating, double glazing, driveway and garage with power and light. Included in the sale are all carpets, floorcoverings and blinds, where fitted. The accommodation comprises a large, bright lounge and dining room, spacious kitchen and three good sized bedrooms (one on the ground floor). Externally to the front and side of the property lies a large driveway providing ample off-street parking and leading to the garage and rear garden laid in lawn with decked patio area.

Viewing of this property is highly recommended to appreciate the standard of the home on offer.

**Hallway**

Entering through front door with glass panel into hallway with light fitting, under stair cupboard radiator and laminate flooring.

**Lounge (13'1 x 10'8)**

Bright lounge with French doors out to large rear garden, light fitting, radiator, carpeted.

**Dining Room (16' x 11'8)**

Spacious dining room with large picture window to front of property, spotlight fittings, fire surround and hearth with electric fire, radiator, carpeted.

**Kitchen (12'7 x 10'8)**

Well-proportioned kitchen with fitted wall and base units and coordinating work top surfaces, one and a half stainless steel sink and drainer, gas hob, electric oven, cooker hood, light fitting, window and door out to rear garden, vinyl flooring.

**Bathroom (6'5 x 4'5)**

Fully tiled bathroom with white three-piece suite incorporating wash hand basin, w.c. and bath, window, light fitting, radiator, tiled flooring.

**Ground Floor Bedroom (9'8 x 8'5)**

Ground floor double bedroom with window to front, light fitting, radiator, carpeted.

**Carpeted Stairway leading to upper floor landing, with window, linen cupboard and hatch to attic.**

### Bedroom 2 (15'7 x 11'4)

Spacious double bedroom with large window overlooking rear garden, double floor to ceiling fitted wardrobes with sliding mirrored doors, pendant light fitting, radiator, carpeted.

### Bedroom 3 (11'1 x 10'4)

Second spacious upper floor bedroom with window to rear, floor to ceiling fitted wardrobe, pendant light fitting, radiator, carpeted.

### Shower Room (7'2 x 5'5)

Fully tiled shower room with white three-piece suite incorporating wash hand basin, w.c. and shower cabinet with electric shower, window, light fittings, radiator, tiled flooring.

### Outside

To the Front: - Large driveway providing ample off-street parking and garage with power. Front garden laid to lawn with borders and shrubs.

To the Rear: - Good-sized enclosed rear garden set in lawn with well stocked borders including fruit trees and decked patio area.

### Viewing

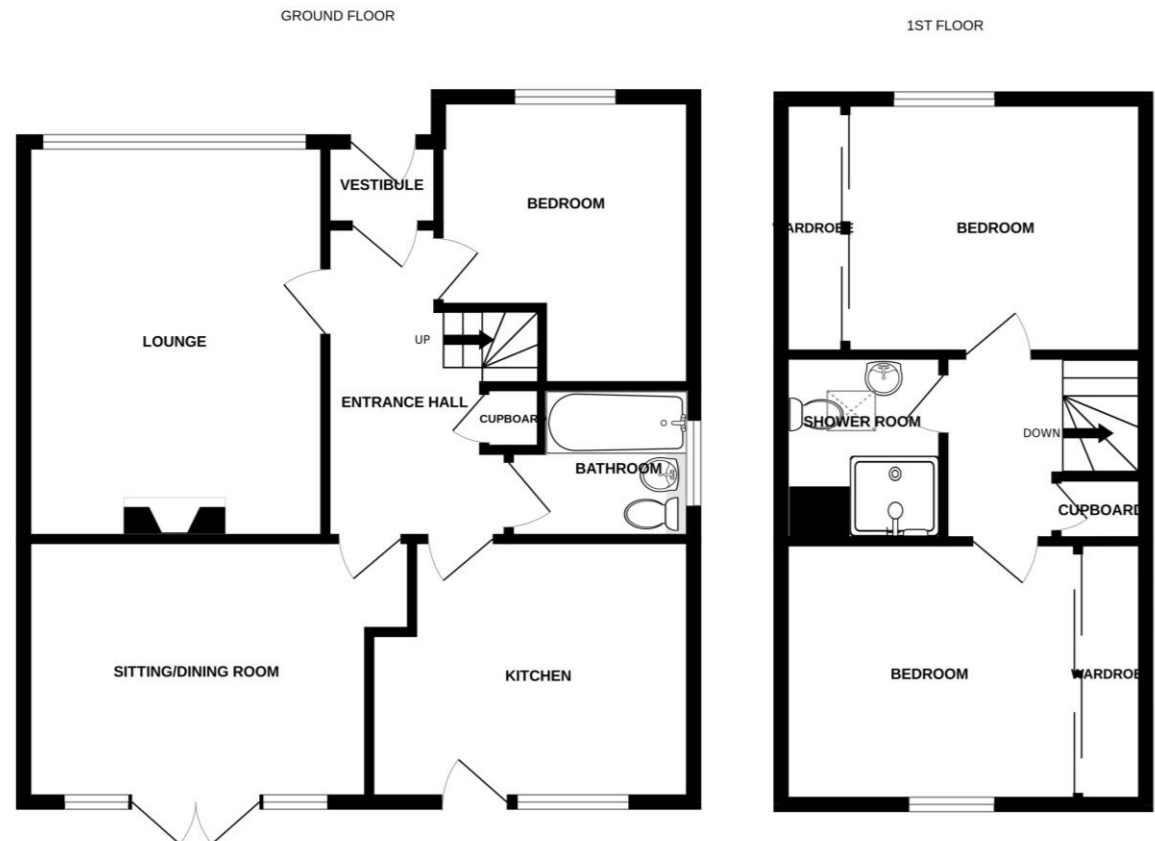
By appointment. Contact Solicitors on 01382 204625.

*All measurements are approximate* –Whilst these particulars are believed to be correct and are given in good faith, they are not warranted, and any prospective purchasers must satisfy themselves as to the accuracy thereof. These particulars do not constitute part of an offer or contract of sale. All dimensions are approximate only. Prospective purchasers should note that their interest in the property must be communicated to and noted by the selling agents to ensure that they are informed of any closing date for offers. The sellers retain the right to sell or withdraw the property at any time.

**HOME REPORT AVAILABLE AT:**

<https://homereports.survpoint.co.uk/3fkd9qik9v>

**EPC RATING: D**



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024





