

Connelly Yeoman



12 STRATHSPEY PLACE, BROUGHTY FERRY
DUNDEE, DD5 1QB

SUPERIOR DETACHED
VILLA



- Set within a very desirable location close Dundee & Angus College.
 - Recently installed gas central heating boiler.
- Versatile and generous accommodation with large open plan dining kitchen.
 - Lock block driveway for numerous cars.



OFFERS OVER
£350,000

Property Description

This modern SUPERIOR DETACHED VILLA is within an ideal central location, close to all local amenities and services. It is positioned close to Dundee and Angus College and a short drive to the popular seaside town of Broughty Ferry, with its extensive range of shops, bars and restaurants. Road and public transport links are excellent opening up easy access to all major Angus towns, Scottish city's and beyond. The property itself has had many resents upgrades and is in walk in condition. The accommodation is spacious and versatile and comprises of a lounge with feature fireplace, large and modern dining kitchen with access out to the south facing rear garden. a downstairs double bedroom and family bathroom, master ensuite, two further double bedrooms and a recently upgraded shower room. The property benefits from a recently installed gas central heating boiler, double glazing and a security CCTV system. The integral garage was converted into a large store room but would be easy to reinstate back to a garage. The gardens have been well maintained with a large lock blocked driveway giving ample room for multiple cars.

ACCOMMODATION:

VESTIBULE, HALLWAY, LOUNGE, DINING KITCHEN, MASTER EN SUITE, 3 BEDROOMS, FAMILY BATHROOM, SHOWER ROOM.

HALLWAY:

Entry is into a vestibule which has a cupboard housing the electric meter and fuse box. From here through a fifteen pained glass panelled door into a large welcoming hallway with wall lights and a double stair case leading to the upper floor. There is a shelved and hanging walk in cloaks cupboard and two radiators.

LOUNGE:

Approx. 14'4 x 33'9. A large lounge with double aspect front facing window and rear facing patio doors that lead out onto a large deck within the south facing rear garden. There is a feature gas fire set within a composite fireplace and hearth. Glass panelled doors lead through to a large dining kitchen.

BATHROOM:

Approx. 11'7 x 7'2. Conveniently situated on the ground level is a fully tiled generous sized bathroom with a double ended sunken bath, wash hand basin and WC. There are spotlights to the ceiling, an extractor fan and a radiator.

KITCHEN/DINING:

Approx. 33'8 x 13'2. The kitchen area is fitted with modern base and wall units with coordinating wooden work surfaces incorporating a copper sink with mixer tap, double electric ovens, combination microwave oven, induction hob with extractor hood above. There is also an integrated dishwasher, automatic washing machine and tumble dryer. A charming breakfast area overlooks the rear garden and a door leads out onto the large deck. The dining area has ample space for a table and chairs and has a rear facing window. Here also is a large walk in larder cupboard which is shelved.

STORE/GARAGE:

Approx. 12'8 x 14'3. Accessed via a door in the dining area this was once a garage. It could be easily re instated.

BEDROOM 4:

Approx. 12'2 x 8'6. Presently in use as a home office/study, this room faces the front of the property and has a radiator.



STAIRCASE 1:

This staircase leads to the Master Suite and has a shelved and hanging unit with velux window and a wall light.

MASTER BEDROOM:

Approx. 13'2 x 21'5. A good sized bedroom with double shelved and hanging wardrobe with sliding mirrored doors. There is an additional hanging wardrobe and a second storage cupboard. Ample room for furnishings, spotlights to the ceiling and a radiator.

ENSUITE SHOWER ROOM:

Approx. 7'3 x 7'. A vanity unit incorporates a wash hand basin and WC with a mirror and light above. There is a modern vertical towel rail and large corner shower cubicle housing a hand held and deluge power shower, parador ceiling, expleair and spot lights. The shower room is finished with modern tiling and a window offer natural light and ventilation.

STAIRCASE 2:

leading to a further two bedrooms this staircase has a large shelved and hanging storage cupboard and houses a recently installed gas central heating boiler. There is access into the eves and a hatch leading to the loft.

BEDROOM 2:

Approx. 14'7 x 11'6. A front facing bedroom with a large triple shelved and hanging wardrobe with sliding mirrored doors and a radiator.

BEDROOM 3:

Approx. 14'7 x 14'4. This good sized double bedroom faces to the rear of the property and also has triple shelved and hanging wardrobes with sliding mirrored doors and access into the eves for additional storage.

SHOWER ROOM:

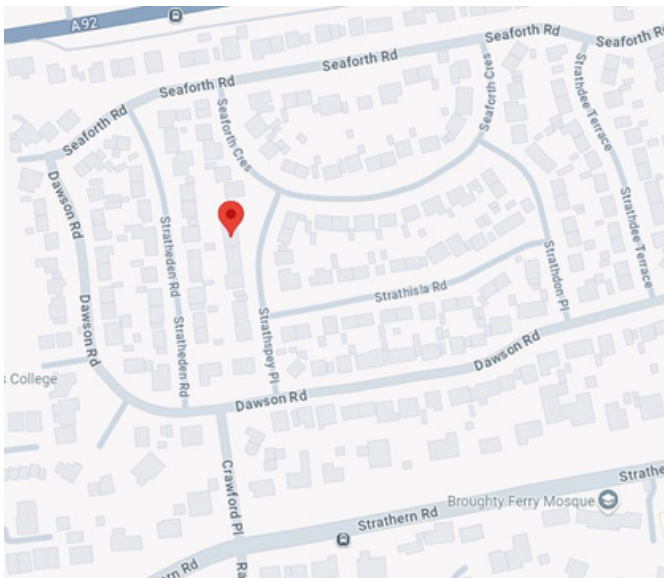
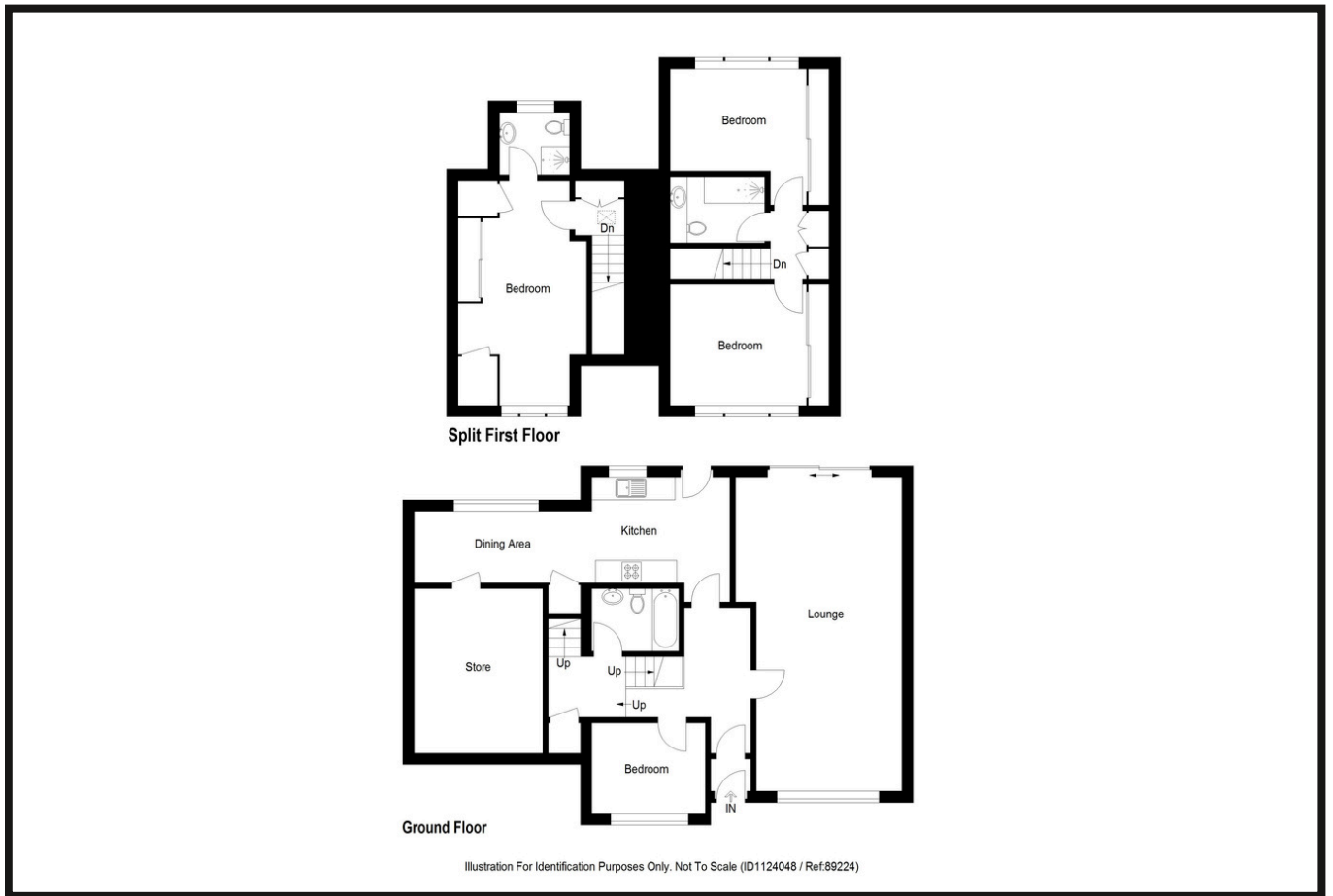
Approx. 10'2 x 7'6. A recently upgraded and beautiful shower room with a vanity unit incorporating a wash hand basin and WC. There is a large glass shower enclosure housing a modern black deluge and hand held power shower. Finished with modern wet wall, a vertical radiator, spot lights, extractor and a mirror with light.

OUTSIDE:

A large area to the front of the property has been lock blocked giving parking for up to six cars. An area has been laid to lawn. An entry gate gives access to the side and rear of the property. To the rear there is a large entertainment deck, a recently acquired large wooden shed and security lighting.



Property Professionals



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