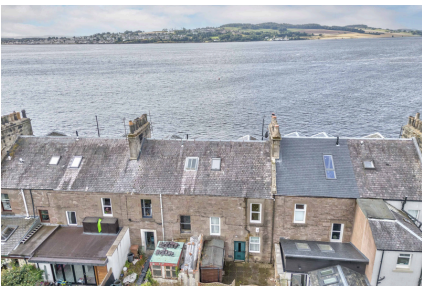


Connelly Yeoman



9 JAMES PLACE, BROUGHTY FERRY, DD5 1EE

TRADITIONAL
TERRACED VILLA



- Located on the front-line seafront area of Broughty Ferry with spectacular views
- Offering spacious rooms over 3 levels and with scope for refurbishment
 - Gas Fired Central Heating and Double Glazing
- Enclosed front garden enjoying a sunny aspect, private rear garden and mutual drying green



OFFERS OVER
£360,000

Property Description

This deceptively spacious, traditional stone-built TERRACED VILLA is ideally located in a highly sought after area of Broughty Ferry, seldom seen on the market and situated right on the front shore-line of the Ferry boasting tremendous open views over the river Tay Estuary towards Tayport and beyond out to sea. The property is also located within easy reach of all central Broughty Ferry amenities and services, including the vast array of shopping, entertainment and dining venues, the glorious seafront of the River Tay estuary, beach and promenade areas, together with the main East Coast railway line for easy commuting in both directions, Aberdeen and Edinburgh, and also with good bus routes close-by. The property offers well proportioned accommodation over three levels, retaining many original and character features, and benefits from Gas fired central heating and Double glazing. Externally, the property has an ornamental front garden area, with boundary walls and mature hedging, all laid out for easy maintenance with paving slabs and enjoying a sunny aspect with superb views over the Tay. The private rear garden is laid out in paving slabs for easy maintenance and there is also an additional area of garden ground. Overall, this property represents a great opportunity for modernisation and early viewing is recommended.

ACCOMMODATION: ENTRANCE VESTIBULE & HALLWAY, LOUNGE, DINING KITCHEN; **FIRST FLOOR:-** 2 BEDROOMS AND SHOWER ROOM; **TOP/ATTIC FLOOR:-** BEDROOM 3 AND STUDY ROOM.

ENTRANCE VESTIBULE & HALLWAY:

Enter into the property via an attractive front entrance door from the street into the Vestibule which has an original quarry tiled floor. A glazed internal door leads into the Hallway.

HALLWAY:

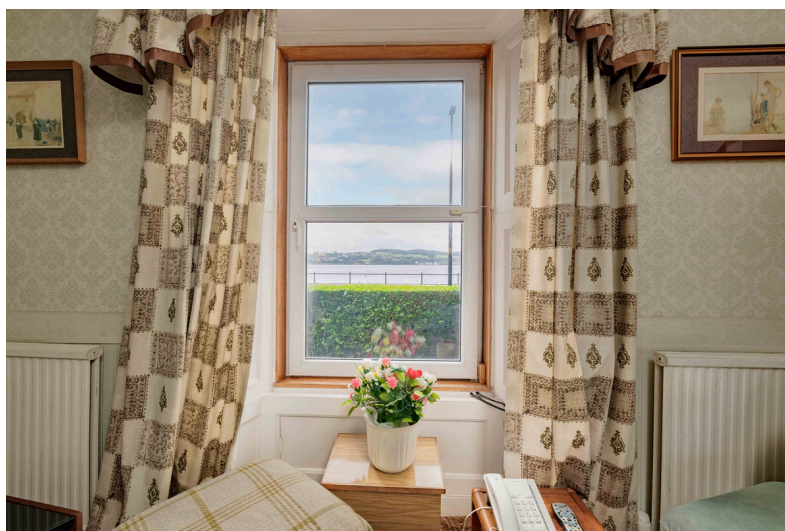
In the Hallway there is the original wooden staircase with cast iron balustrade leading to the upper floor accommodation. Built-in understair storage cupboard offering storage and also housing the gas central heating boiler. Two CH Radiators. Feature ceiling cornice.

LOUNGE:

Approx. 16'4 x 18'9. A spacious main public room, with a front-facing window which has direct open views out towards the River Tay. Feature fireplace with wooden hearth incorporating an electric fire (no warranties given thereon). Two arched alcoves. Three CH Radiators. Feature ceiling cornice and ceiling rose. Ample space for furniture settings.

DINING KITCHEN:

Approx. 13'7 x 15'4. The kitchen area is fitted with base and wall mounted units, worktop surfaces incorporating a stainless steel sink and mixer tap. Space for a cooker, plumbing and space for a dishwasher and an automatic washing machine. CH Radiator. External door with access out into the rear garden.



FIRST FLOOR: Staircase leading up to the first floor, with a rear-facing window. On the landing area there is a CH Radiator, a large built-in shelved and hanging space storage cupboard. Access to Bedrooms 1, 2 and the Shower Room.

BEDROOM 1: Approx. 14'5 x 18'. A very spacious main bedroom, with a front-facing window offering spectacular open views over the River and beyond. Ornate ceiling cornice and deep skirting boards. Built-in shallow shelved cupboard. CH Radiator.

BEDROOM 2: Approx. 13'8 x 14'2. Another spacious main bedroom, with a rear-facing window. Built-in shallow shelved cupboard. Wash-hand basin. Ceiling cornice and deep skirting boards. CH Radiator.

SHOWER ROOM:

Approx. 7'9 x 14'. Comprising WC, wash-hand basin and a large glass shower cubicle housing a power shower with hand-held and deluge attachments. Modern wet wall panelling finish. Bathroom fittings. Front-facing opaque glass window.

TOP/ATTIC FLOOR:

Rear elevation skylight window. Access hatch into a loft space. Access into Bedroom 3.

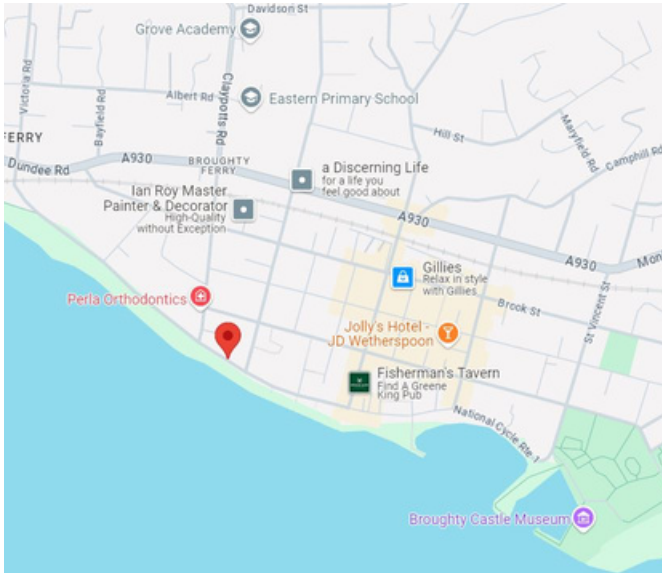
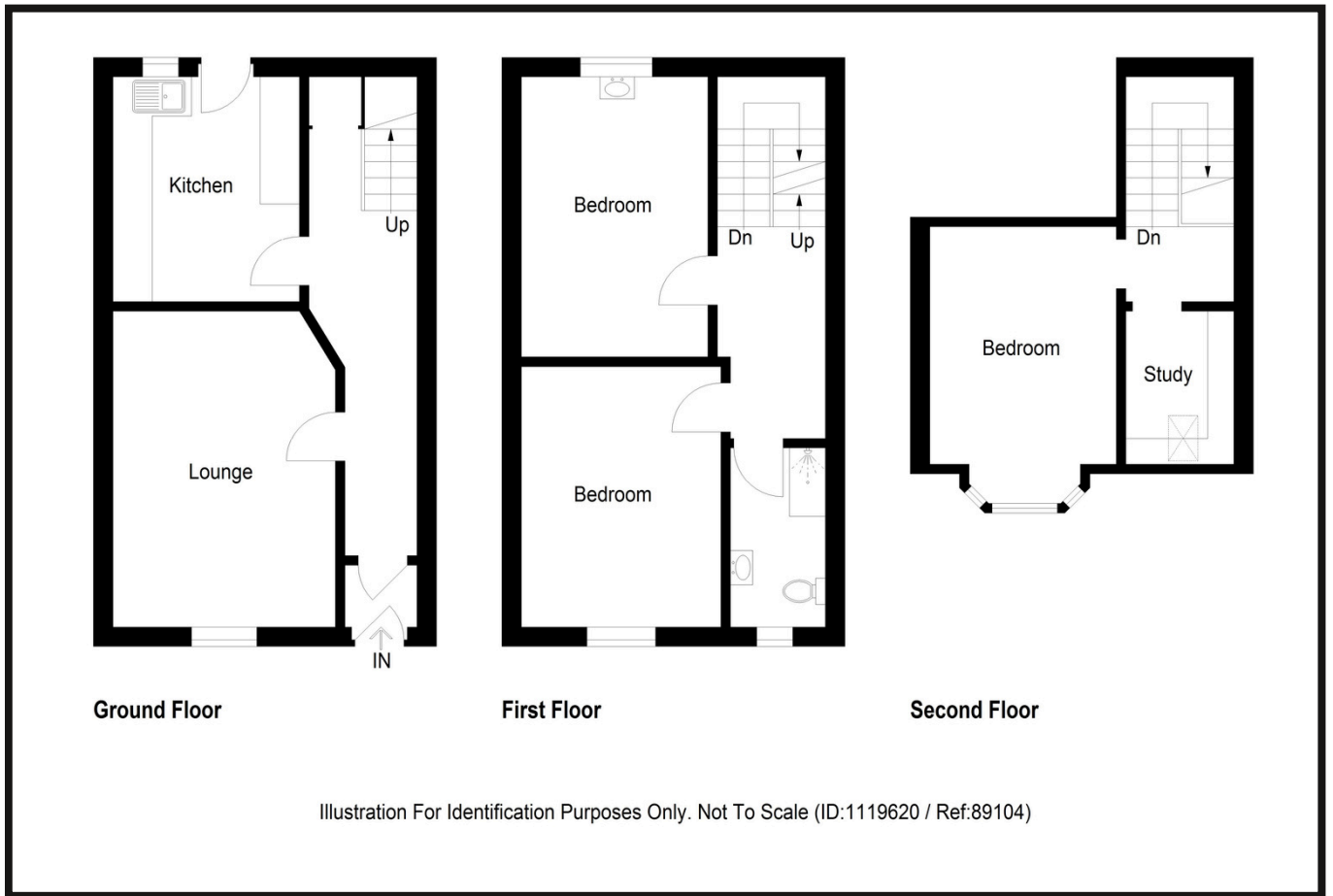
BEDROOM 3: Approx. 14'3 x 18'8. Another very spacious bedroom, with a bay dormer window offering up superb uninterrupted views over the Tay, towards the two bridges of Dundee, and east out to sea. Ample space for bedroom furnishings. CH Radiator. Built-in storage cupboard.

STUDY ROOM: Approx. 7'9 x 10'8. A useful room, ideal as a Study, with a front elevation velux window, CH Radiator and access into the eaves space for storage.

GARDENS: Front garden area. Private garden area to the rear of the property, laid out for ease of maintenance with stone slabs, a timber shed with a lean-to area for storage, outside water tap. An access gate leads through to an additional area.



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.

**Connelly
Yeoman**

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