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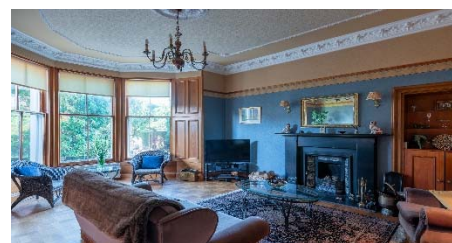
**01382 206000**

property@mmlaw.co.uk

**01382 206000 DUNDEE CITY | ANGUS | FIFE**

28 Duntrune Terrace, Broughty Ferry, Dundee, DD5 1LF

## Offers Over £425,000



***"Traditional Period Style Semi-Detached Dwellinghouse In Prime Location"***

Accommodation: Entrance Vestibule, Hallway, Lounge, Dining Room, Dining Kitchen, Utility Room, Shower-Room, 4 Double Bedrooms, Bathroom, Gardens, Driveway, Garage, Double Glazing and Gas Central Heating.



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## Description

MML LAW are delighted to offer this fine traditional semi-detached villa situated within a prime residential area of Broughty Ferry. The property offers spacious accommodation whilst retaining many original features throughout. Adaptable accommodation over 2 levels making it an ideal residence for a variety of buyers.

The accommodation is formed over two levels comprising on the ground floor; entrance vestibule which in turn connects to the grand reception hallway, lounge, dining room, dining kitchen, modern shower-room, utility room and cellar. The impressive lounge features a Bay window, ornate cornice to the ceiling and focal fireplace. The dining room may be utilised in a variety of functions including family room, office or further double bedroom if required. The kitchen is fitted with a range of wall and base mounted units and has ample space for dining table chairs. From the kitchen is access to the utility area and shower-room.

The first floor is accessed via a barley twist balustrade stair to the upper hall which has access to all apartments and two useful cupboards. Within one of the cupboards is a ladder to the partially floored attic space.

The first-floor accommodation comprises master bedroom and three further double bedrooms and bathroom. The bathroom and shower-room have been modernised featuring white suites with vanity areas. The property benefits from gas central heating. Windows are primarily timber sash casement supplemented by secondary external glazing. Modern replacement PVC double glazing in the rear extension.

## Outside

The property forms part of an angular corner plot with gardens located at the front, side and rear elevation which incorporates a private tarmac driveway suitable for multiple vehicles.

Mature garden grounds are laid in grass, concrete hard standing and traditional stone style paving with decorative and mature trees and shrubbery throughout.

Properties of this nature are seldom seen on the market and early viewing is to be highly advised.



## Area

The property is pleasantly situated with excellent local amenities nearby including Grove Academy, Dawson Park and the excellent centre which has a good variety of shopping and restaurant facilities as well as a train station. Dundee is within a short travelling distance and has all the major amenities expected of a major city.

## Included In Price

All fitted carpets and floor coverings, light fittings, blinds where fitted, gas cooker and fitted bedroom furniture in Bedroom 2.

## Viewing

By appointment through Solicitor on 01382 206000.

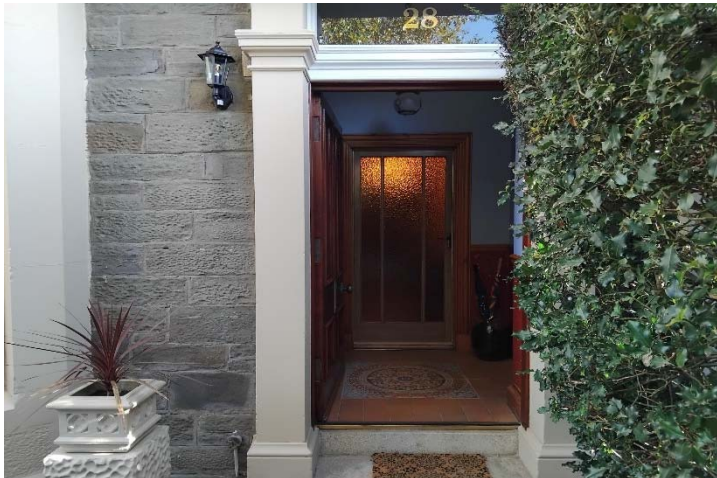
## Accommodation

Lounge	20'11" x 16'5"
Dining Room	21'6" x 14'9"
Dining Kitchen	18'9" x 12'11"
Utility Area	9'5" x 7'10"
Shower-Room	10'5" x 5'7"
Master Bedroom	21'6" x 14'11"
Bedroom 2	21' x 12'11"
Bedroom 3	10'5" x 8'10"
Bedroom 4	13'4" x 12'5"
Bathroom	9'1" x 5'7"





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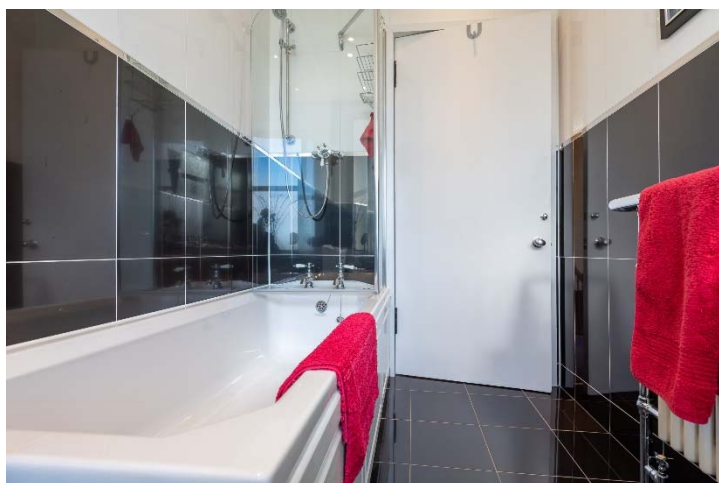
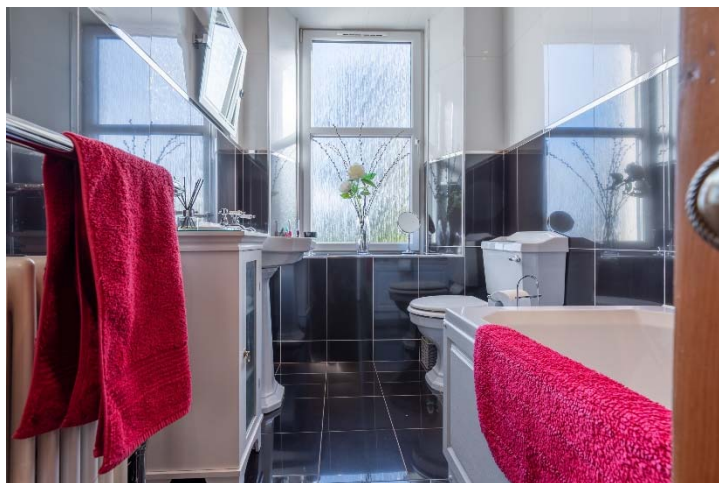




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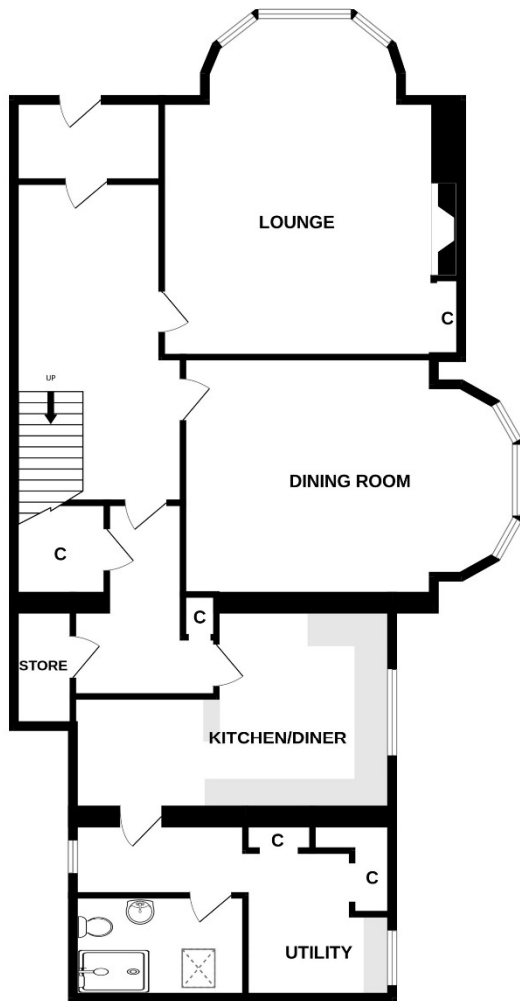


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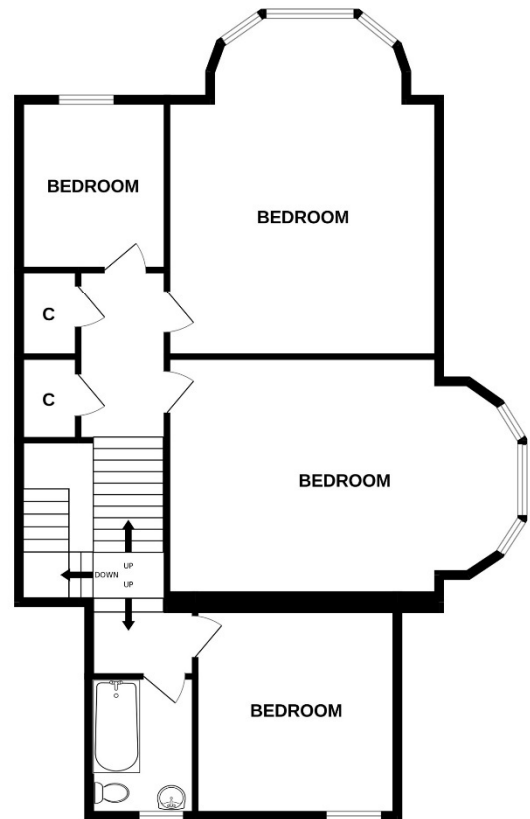
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GROUND FLOOR



1ST FLOOR



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.  
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