



Alan E Masterton
SOLICITORS & ESTATE AGENT

DD5 ESTATE AGENTS

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27 Hawthorn Grove, Broughty Ferry, DD5 3NA

Offers Over £265,000

3 Bedroomed Detached Villa

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3 Bedroomed Detached Villa

27 Hawthorn Grove, Broughty Ferry, DD5 3NA

Situated within a popular residential area on the north side of Broughty Ferry, we are delighted to offer for sale this 3 bedroomed, family home that sits within a quiet cul-de-sac of similar styled properties.

This superb, detached villa offers spacious, bright accommodation over two levels. Accommodation in full comprises of; a welcoming entrance hallway that gives access to the downstairs w.c and spacious lounge. The bright lounge opens up into a dining area with patio doors leading out to the rear garden and kitchen. The kitchen which benefits from a large utility also gives access to the garage and rear garden. Stairs from the hallway lead to the upper level giving access to the master bedroom with en-suite, a further 2 bedrooms and a luxury family bathroom.

Property benefits from gas central heating and double glazing and is sold with all fitted floor coverings, light fittings.

Entrance Hall:

Bright and welcoming entrance hall accessed through a solid wooden security door with decorative glass pane. The entrance hallway gives access to the w.c, lounge with dining area as well as carpeted staircase that leads up to the upper level.

Lounge: **4.81m x 3.77m:**

A spacious and well-proportioned room which opens up into a dining area. The window overlooking the front of the house as well as patio doors from the dining area bounce natural light into this family space.

Dining Area: **3.52m x 2.28m:**

Open plan from the lounge this dining area is an excellent addition to the home which leads into the kitchen. Patio doors leading out to the rear garden make this space an ideal spot for indoor and outdoor dining as well as relaxing and entertaining.

Kitchen: **3.54m x 2.42m:**

A good sized, family kitchen that's flooded with natural light from a large window overlooking the secluded rear garden. Ample storage space provided by a good range of wood effect wall and floor cabinets with complimentary worktop and mosaic splash back. Appliances within the kitchen include a built-in oven with 4 gas burner hob and contemporary overhead extractor and dishwasher with space for a tall fridge/freezer.

Utility: **2.45m x 1.86m:**

An excellent addition to this family home, the generously sized utility provides excellent storage space as well as giving access to the garage and rear garden.

W.C: **1.71m x 1.13m:**

Accessed directly from the entrance hall, this spacious cloakroom consists of a w.c and wash hand basin, with tile splashback.

Upper Floor:

Master Bedroom: **3.71m x 3.05m:**

A spacious bright and airy double bedroom with window overlooking the front of the home, built-in mirror wardrobes provide ample storage space. Master bedroom also benefits from a contemporary en-suite shower room.

En-suite Shower Room: **1.70m x 1.61m:**

A generous sized stylish en-suite with large shower enclosure with mains operative shower within, w.c, countertop wash hand basin within a vanity unit providing excellent additional storage as well as modern led bathroom mirror.

Bedroom 2: **3.31m x 2.73m:**

Another generous sized double bedroom with window overlooking the rear garden.

Bedroom 3: **3.02m x 2.01m:**

A bright room overlooking the rear garden, would make an ideal youngsters bedroom or home office space.

Family Bathroom: **1.91m x 1.69m:**

A modern family bathroom comprising of a full size bath with shower above, w.c and wash hand basin within a vanity unit giving excellent additional storage and surface space.

Garden Area:

Attractive garden areas to the front and back of the home. The front of the property is laid with lawn with mature trees out with the property giving a tranquil and secluded backdrop to this home. Large monobloc driveway leads to the garage. The garden area to the rear of the home is fully enclosed and laid mainly to lawn providing an excellent space in which to relax, dine and entertain in the summer months.

Garage.

The garage is accessed by a white up and over door from the driveway. Light and power points installed, ideal additional storage or car storage facility.

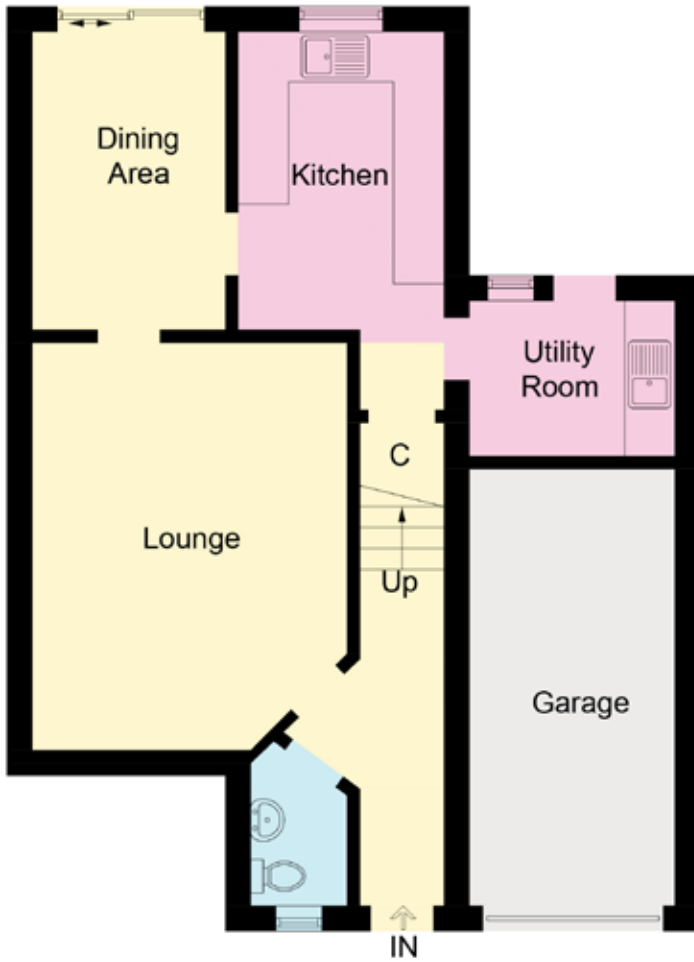




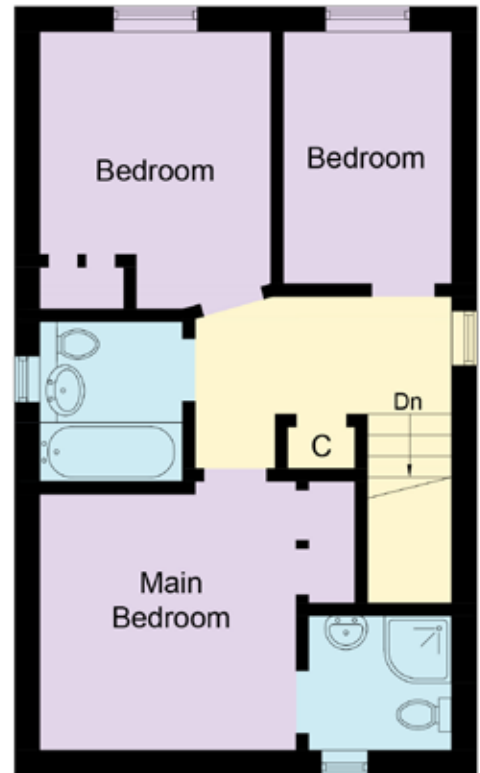


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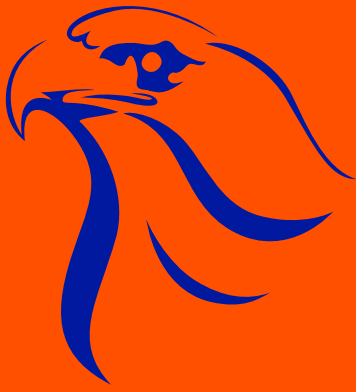


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1162436)



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Council Tax Band:

D (Angus Council Jan 2025).

EPC Band:

C

Viewings:

By prior appointment only. Contact us on 01382 539 313 during normal office hours to arrange your 15-minute viewing slot or alternatively you can arrange your appointment by e-mailing us at: viewingstobook@gmail.com (viewings must be arranged at least 24 hours before your requested viewing date/time)

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Note:
Whilst every care is taken to ensure these are correct, all sizes have been taken using laser measuring device and therefore no sizes or descriptions herein are guaranteed and do not form part of any contract to follow hereon. All measurements are approximate and for guidance only, all sizes are taken at the widest points for each room, unless otherwise specified. The agent has not tested and apparatus, equipment, fixtures, fittings or services and therefore we are unable to confirm the functionality or fitness for purpose of any such, any potential purchaser should check with their own legal advisor or suitably qualified surveyor on such issues, if the availability of children places at local or any school is an essential requirement with regard to advancing an offer for this property then potential purchasers should make their own enquires directly to the local education authority prior to submitting an offer for this property and satisfy themselves as to the position with school places prior to making any such offer, the sellers and their agents accept no responsibility whatsoever for ensuring school places are available or otherwise in any catchment area.

Attic space inspection policy: this firm do not indemnify viewers from any damage done to the property or to themselves as a result of viewer inspections of the attic space of properties marketed by us, if you wish to have the attic space inspected please instruct a qualified and indemnified surveyor or architect to do so, alternatively please advise this firm at the time of making your viewing appointment that you are prepared to undertake the responsibility for any damage that occurs to the property and/or your good self and we will prepare a form of undertaking for you to sign before you gain access to the attic space, (please bring photo id with you also) you should also bring along your own access ladders as none will be provided.

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