

# Property for Sale

Estate agency division of Jack Brown & Company Solicitors



**74 Strachan Avenue, Broughty Ferry DD5 1RF**

- **Semi Detached Villa**
- **Hallway**
- **Lounge**
- **Modern Kitchen**
- **Conservatory**
- **Bathroom**
- **3 Bedrooms**
- **Modern Bathroom with Shower**
- **Driveway & Garage**
- **Gardens to Front & Rear & Shed, EPC D**

**Offers over £195,000**

This beautifully presented semi-detached villa is situated in a popular residential location in West Ferry, convenient for all amenities including primary and secondary schooling, and the Dundee A90 arterial route. Nearby Broughty Ferry offers a broad cross section of social, leisure and consumer facilities, and Dundee City centre is only a short drive away.

The property has been well maintained by the present owners and is in excellent decorative order throughout. The subjects benefit from gas fired central heating with combi boiler, UPVC double glazing with replacement doors, modern fitted kitchen, modern bathroom with shower, and three well proportioned bedrooms. In addition, there is an insulated sun lounge to the rear.

Externally there are well laid out gardens to front, driveway parking for multiple vehicles and detached garage. The fully enclosed rear garden has patio, lawn and shed.

This is an excellent opportunity for a number of purchasers and viewing is essential to fully appreciate.

**Entrance Hallway:**

Wood grain effect double glazed UPVC double glazed leaded McIntosh design exterior door with two side panels. Tiled floor. Staircase to upper floor accommodation. Useful cloak cupboard with light and shelving.

**Lounge:**

Approx. 6.1m x 3.23m A bright and spacious public room. Double glazed windows to both front and rear. Glazed doors to both hallway and kitchen.







**Kitchen:**

Approx. 2.8m x 2.6m. Modern fitted kitchen with a range of floor, wall and drawer units. Wet wall splash back. Integral double oven, gas hob, extractor hood, fridge and washing machine. Double glazed window and UPVC door to sun lounge.





**Sun Lounge:**

Approx. 2.66m x 2.64m. Another spacious public room with double glazed windows to rear and side. Exterior door. Electric radiator.



**Upper Floor  
Accommodation:**

Hatch to loft space. Large walk in cupboard also housing the central heating boiler.

**Bedroom 1:**

Approx. 3.27m x 2.88m. Double bedroom. Double glazed window to front.



**Bedroom 2:**

Approx. 2.72m x 3m. Double bedroom. Double glazed window to rear. Contemporary style wall to wall fitted wardrobes with mirror inset panel. Wood panelling to dado height. Cast iron radiator. Double glazed window to rear.



**Bedroom 3:**

Approx. 2.77m x 1.82m. Another well proportioned room. Double glazed window to front. Double fitted wardrobes. Feature panel wall. Glazed door.





**Bathroom:**

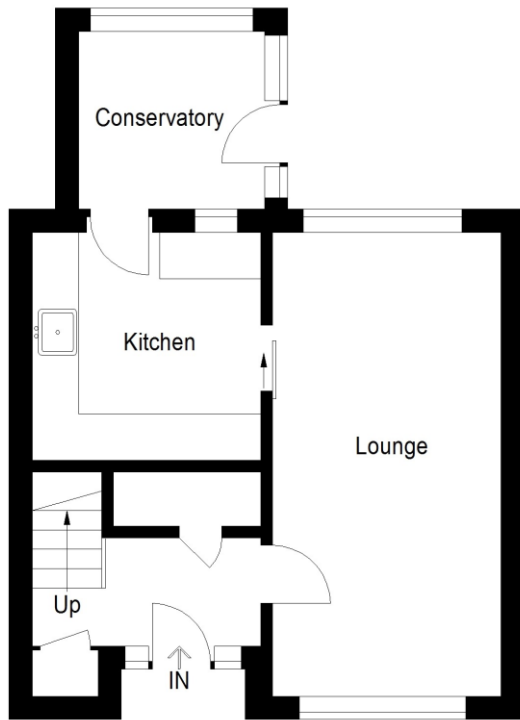
Approx. 2.75m x 1.72m. Three piece white suite comprising WC, wash hand basin with storage below. P shaped bath with shower screen and shower over. Part wet wall. Heated ladder style towel rail. Recess display shelving. Illuminated mirror. Double glazed window to rear.



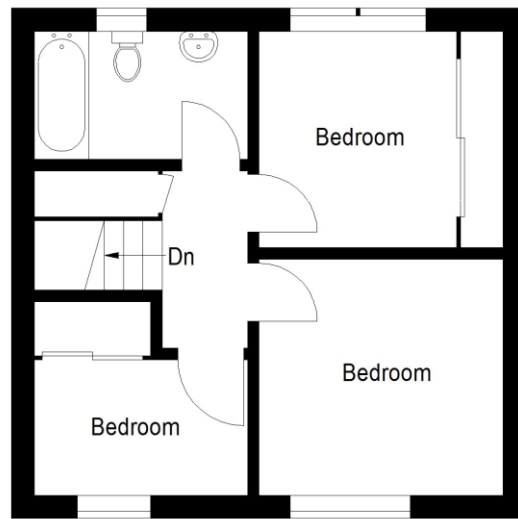
**Outside:**

The gravel chip and paved driveway provides ample off street parking for a number of vehicles and leads to the single garage with power and light. The front garden is laid to lawn with decorative chips and shrub borders. The rear garden is fully enclosed with lawn, patio area and shed.





**Ground Floor**



**First Floor**

Illustration For Identification Purposes Only. Not To Scale (ID:1166333 / Ref:89960)



*Note: Whilst we make every effort to ensure our property particulars are accurate, no guarantees are given and potential purchasers should satisfy themselves with regard to the information provided.*

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