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54 DUNDEE ROAD, BROUGHTY FERRY, DD5 1HY
OFFERS OVER: £290,000

**CAMPBELL
BOATH**

Solicitors & Estate Agents

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MEMBER

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**Accommodation Comprises: Vestibule, Entrance Hall, Three Bedrooms, Shower Room, Bathroom. Upper Floor: Lounge, Kitchen, Bedroom Four, Utility Room, W.C. Cloaks.
External: Gardens, Garage and Driveway.**

This spacious FOUR BEDROOM DETACHED VILLA is situated in a much sought after residential area of Broughty Ferry. The property offers excellent spacious family accommodation over two levels and has views of the River Tay from the upper floor accommodation. The property is close to all local amenities including schools, shops and a main bus route. Benefits include double glazing and electric heating. All floor coverings and window blinds are included in the sale. Early internal viewing is highly recommended.

ENTRANCE: -

A UPVC door gives access to the vestibule. There is a double-glazed window offering a good deal of natural light and outlook towards the front of the property. Fitted Venetian blinds. Carpet. A glazed door gives access to the entrance hall. There is a carpeted stairway giving rise to the upper-level accommodation. Built-in under stair storage cupboard. Built-in shelved linen cupboard. Electric storage heater.

UPPER FLOOR

LANDING: -

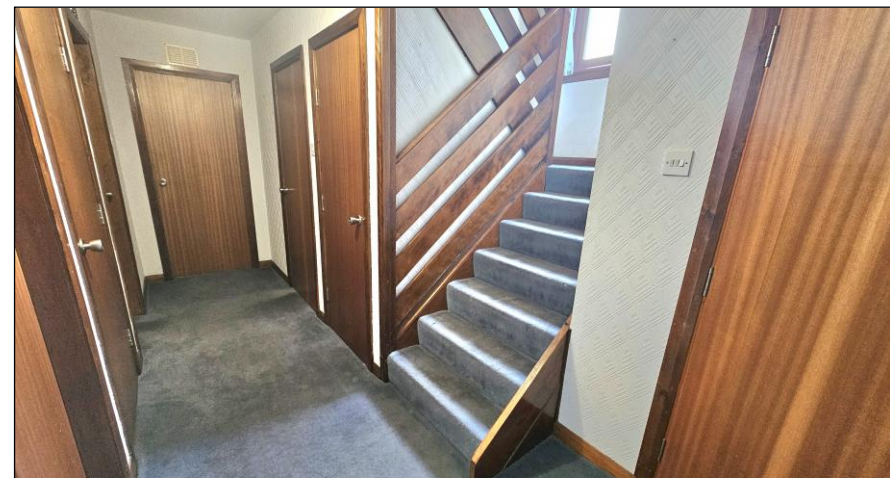
The upper floor landing has a hatch allowing access to the attic. There is a double-glazed window offering outlook to the side of the property. Fitted Venetian blinds.

LOUNGE: -

Approximately 20'03" x 13'7". The lounge has large double-glazed windows offering outlook towards the rear of the property with views of the River Tay. Fitted wooden Venetian blinds. There is a feature fireplace with a electric fire. Carpet. Storage heater.

KITCHEN: -

Approximately 14'11" x 11'4". The kitchen has a range of base and wall mounted storage cupboards with contrasting work surfaces. The stainless-steel sink has plumbing connections for a dish washer. Tiled splashback. There is a double-glazed window offering pleasant outlook towards the rear of the property with views of the River Tay. Fitted Venetian blinds. Electric cooker point. Built-in shelved storage cupboards. Vinyl flooring. Radiator.







BEDROOM 4: -

Approximately 13'9" x 11'1". This is a good-sized bedroom with double glazed window offering a pleasant outlook towards the front of the property. Fitted wooden Venetian blinds. Carpet. Electric wall heater.



UTILITY ROOM: -

Approximately 11'5" x 5'6". The utility room has a stainless-steel sink with plumbing connections for a washing machine. There is a double-glazed window offering out look towards the front of the property. Clothes drying pulley.



GROUND FLOOR

BEDROOM 1: -

Approximately 14'10" x 13'9". This is good-sized bedroom with double-glazed window offering pleasant outlook towards the rear. Fitted wooden Venetian blinds. There is fitted bedroom furniture. Carpet. Electric storage heater.



BEDROOM 2: -

Approximately 11'4" x 9'2". This is good-sized bedroom with double-glazed window offering pleasant outlook towards the rear. Fitted wooden Venetian blinds. Carpet. Electric storage heater.



BEDROOM 3: -

Approximately 14'10" x 12'2". This is good-sized bedroom with double-glazed window offering pleasant outlook towards the front. Fitted wooden Venetian blinds. Built-in storage cupboard. Carpet. Electric storage heater.

FAMILY BATHROOM: -

Comprising three-piece suite, W.C., vanity wash hand basin with cupboards below and a bath. Tiled wall splashback. There is a double-glazed window offering a good deal of natural light. Fitted Venetian blinds. Vinyl flooring.

SHOWER ROOM: -

Walk-in shower cubicle with electric shower. Tiled wall splashback. Floor tiles.

EXTERNAL: -

The front garden is mainly stone chips and offers off street parking for several cars. There is a garage with power and light. Outside water tap. The rear garden is fully enclosed and has an area of grass with border shrubs. Garden shed.



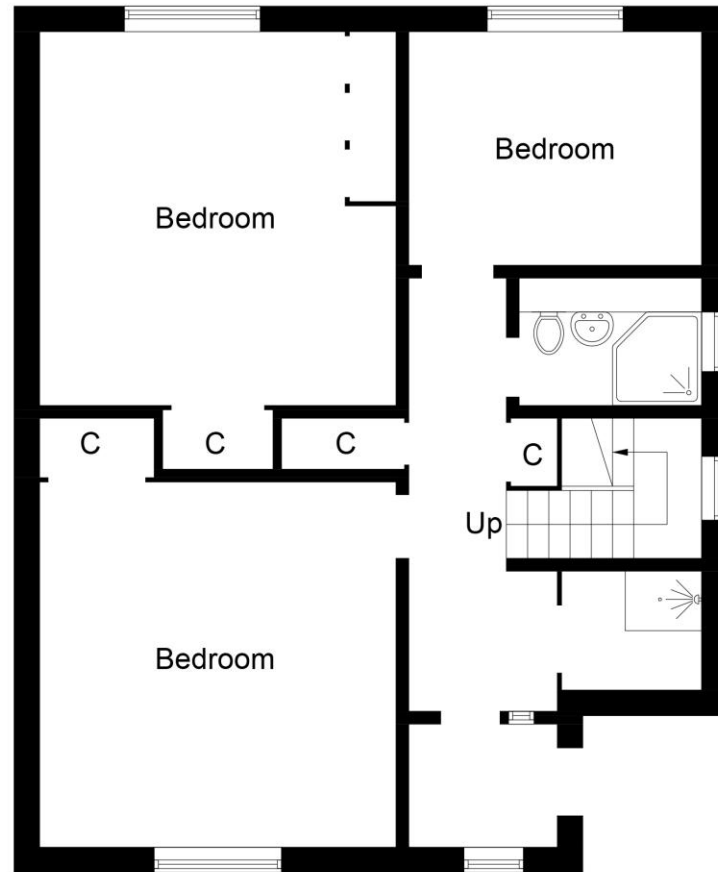
Owner: Clients of Campbell Boath

Viewing: Telephone Campbell Boath Solicitors on 01382 202060

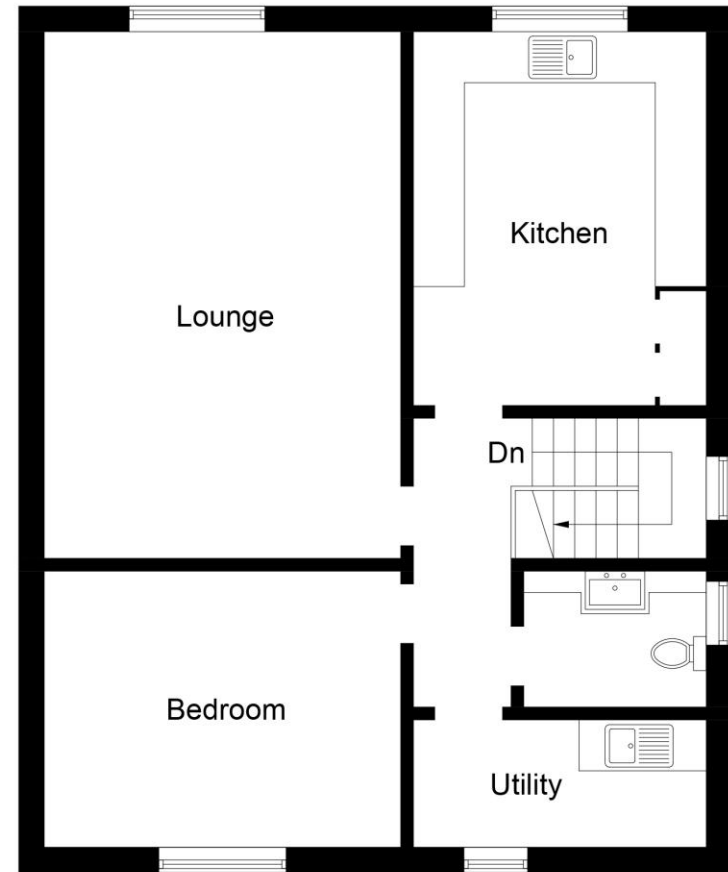
Email: property@campbellboath.com

Office Opening Hours: Monday - Friday 9am - 5pm

FLOOR PLAN: -



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1173683)



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All measurements have been taken by a sonic tape measure and therefore may be subject to a small margin of error. Whilst the Selling Agents believe the above details to be correct, no warranty can be given and any potential purchaser should satisfy themselves as to the accuracy of.