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**7 MONTAGUE STREET, BROUGHTY FERRY,  
DUNDEE, DD5 2RB  
OFFERS OVER £350,000**

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**HOME REPORT VALUATION**    **£350,000**

**EPC RATING**

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This beautifully presented traditional semi-detached villa is in an immaculate condition with beautifully landscaped gardens stretching around the property from the front to the rear. The rooms throughout are of a generous size offering comfortable family living. The property is excellently located with many amenities including grocery stores, Post Office, Primary and Secondary schooling and Broughty Ferry Esplanade within walking distance. The property benefits from gas central heating, double glazing and a single garage providing secure off-street parking.

The property opens to the tiled vestibule with a frosted glass and timber lockable door opening to the hallway. The hallway is laid with laminate flooring and benefits from a large under stair cupboard offering sufficient storage space. The sitting room is situated to the front of the property and enjoys South facing views towards the River Tay from the bay window which provides ample natural light into the room. The room also benefits from beautifully detailed cornice, large skirting board and a Georgian door. There is a gas fire with tiled surround and hearth with two alcoves on either side providing additional storage space. The lounge offers a comfortable family living area with two windows looking into rear garden. This room also benefits from a gas fireplace and detailed corning.

The large modern kitchen is located to the rear of the property and is laid with laminate flooring. The wall and base units are designed with an attractive wood effect finish and a dark textured worktop and splashback. The integrated appliances include a gas hob, extractor hood, oven and grill, microwave, fridge-freezer and dishwasher. The room is well lit by the large window providing floods of light into this room. There is access to the rear garden from the kitchen through the vestibule which is laid with tiled flooring. There is also access to the downstairs WC which is also fitted with tiled flooring and a Velux window.

The carpeted staircase leads to the first-floor accommodation. There is also access to the attic which has been floored, lined and fitted with three Velux. The main bedroom is located to the front of the property with two South facing windows which benefit from the breath-taking views of the River Tay. The room is finished with decorative corning and carpet flooring. The second bedroom is also of a good size with carpet flooring and views over the rear garden. The third bedroom is located to the front of the property and is well lit by the South facing window. Across the hallway to the rear of the property is the family bathroom which includes a three piece white suite and corner shower cubicle. The wash hand basin and WC are fitted within a vanity unit which provides sufficient storage space. The room is finished with tiled flooring, partially tiled walls and a frosted window.

This well-loved property has also been well maintained externally with beautifully landscaped gardens to the front and rear. The front garden is enclosed by a small stone wall with iron gate opening to the entrance path. There is a lawned garden area with a flower bed border. The rear garden is fully enclosed with a gate to the front of the property and a locked gate to Montague Street. There is also access to the garage which offers secure off-street parking and additional storage. There is a patio area to the rear of the property and drying green, along with lawned garden areas and flower beds.

This exceptional property is an ideal family home. Early viewing is highly recommended.



**Lawson, Coull & Duncan** | 01382 227555

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