

# Connelly Yeoman

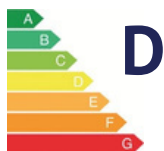


2 LANGLEA PLACE, BROUGHTY FERRY, DD5 3RP

DETACHED VILLA



- Set within a very desirable location close Barnhill Primary School and Grove catchment
  - An immaculately presented family home of generous proportions.
  - Decorated in modern neutral colours with feature wood burning stove.
- A secluded rear garden with entertainment area, generous size greenhouse, driveway and garage.



OFFERS OVER  
**£295,000**

# Property Description

Connelly Yeoman are pleased to bring to the market this modern DETACHED VILLA at 2 Langlea Place, Broughty Ferry, which is ideally situated just off Balgillo Road and on a main bus route. The property is a short walk to Barnhill Primary School and within the catchment area for Grove Academy and is a short drive to the popular seaside town of Broughty Ferry, with its extensive range of independent shops, cafes, bars and restaurants. Road and public transport links are excellent, providing an easy commute to Dundee city centre and other Scottish towns and cities. The property would provide an outstanding family home with three double bedrooms, a family bathroom and a shower room. The lounge is bright with a large picture window overlooking the front garden and the quiet cul-de-sac and has a cosy feel with a wood burning stove, and the dining area has French doors taking you out into the sunny rear garden. The kitchen has recently been renewed and is well equipped. The rear garden is fully enclosed and secluded with many areas of interest and a generous size greenhouse with toughened glass. There is on street parking for multiple cars and driveway leading to a garage with an electric door, workshop, power and light. Early viewing would be highly recommended to avoid any disappointment.

## ACCOMMODATION:

**ENTRANCE HALLWAY, LOUNGE, DINING ROOM, KITCHEN, FAMILY BATHROOM, 3 BEDROOMS AND SHOWER ROOM**

## HALLWAY:

Entry is via a double glazed door into a vestibule with a cupboard which houses the electric fuse box and from here into a welcoming hallway with wooden balustrade staircase leading to the upper floor. There is an under stairs cupboard, radiator and spotlights to the ceiling.

## LOUNGE/DINING ROOM:

Approx. 14'3' x 33'. A glass panelled door leads from the hallway into a double aspect lounge/dining room. The lounge area has a large picture window overlooking the front garden and the quiet cul-de-sac. The feature of the room is a wood burning stove set on a slate hearth over recently installed engineered wood flooring. The dining area has ample space for a table and chairs and has French doors which lead out into the sunny enclosed rear garden.

## KITCHEN:

Approx. 14'10 x 10'8. The well equipped kitchen has been fitted with a range of base and wall units with coordinating granite work surfaces incorporating a one and a half bowl sink with Quooker tap. There is a Neff induction hob with extractor above and splash back, double combination microwave ovens with warming drawer, integrated dishwasher, automatic washing machine, tumble dryer, fridge freezer and wine cooler. The kitchen has spotlights to the ceiling and under floor heating. From here the rear garden can be accessed.

## BEDROOM 3:

Approx. 12'2 x 12'2. A good sized double bedroom conveniently located on the ground floor, facing the front of the property, with double shelved and hanging wardrobes with sliding mirrored doors and a radiator.

## BATHROOM:

Approx. 7'7' x 6'. The family bathroom is situated on the ground floor and has a side facing window providing natural light and ventilation. It comprises of a wash hand basin, WC and bath and is finished with modern tiling, spotlights to the ceiling, bathroom fittings and a heated towel rail.



**UPPER LANDING:**

The staircase leads to the landing on the upper floor which has spotlights to the ceiling.

**BEDROOM 1:**

Approx. 14'2 x 14'5. This first floor double bedroom overlooks the front of the property and has one wall complete with shelved and hanging wardrobes with sliding wooden and mirrored doors. There is access into the eaves for additional storage.

**BEDROOM 2:**

Approx. 14'8 x 10'9. A further double bedroom which has a rear facing window and shelved and hanging wardrobes with sliding mirrored doors and access to the eaves for additional storage.

**SHOWER ROOM:**

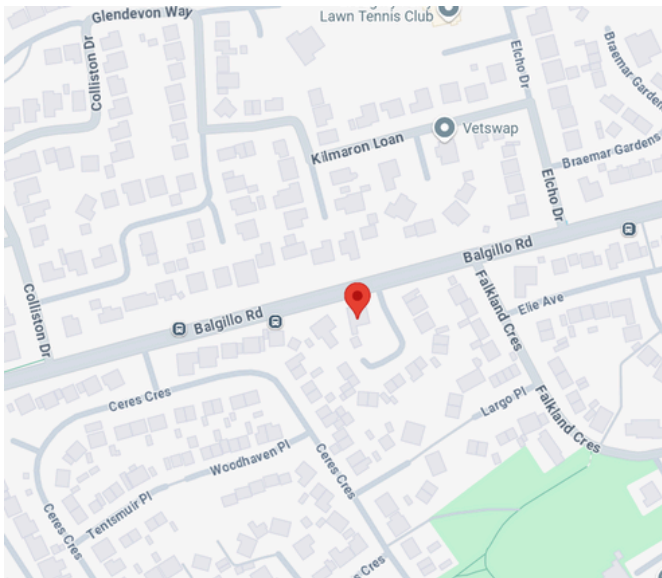
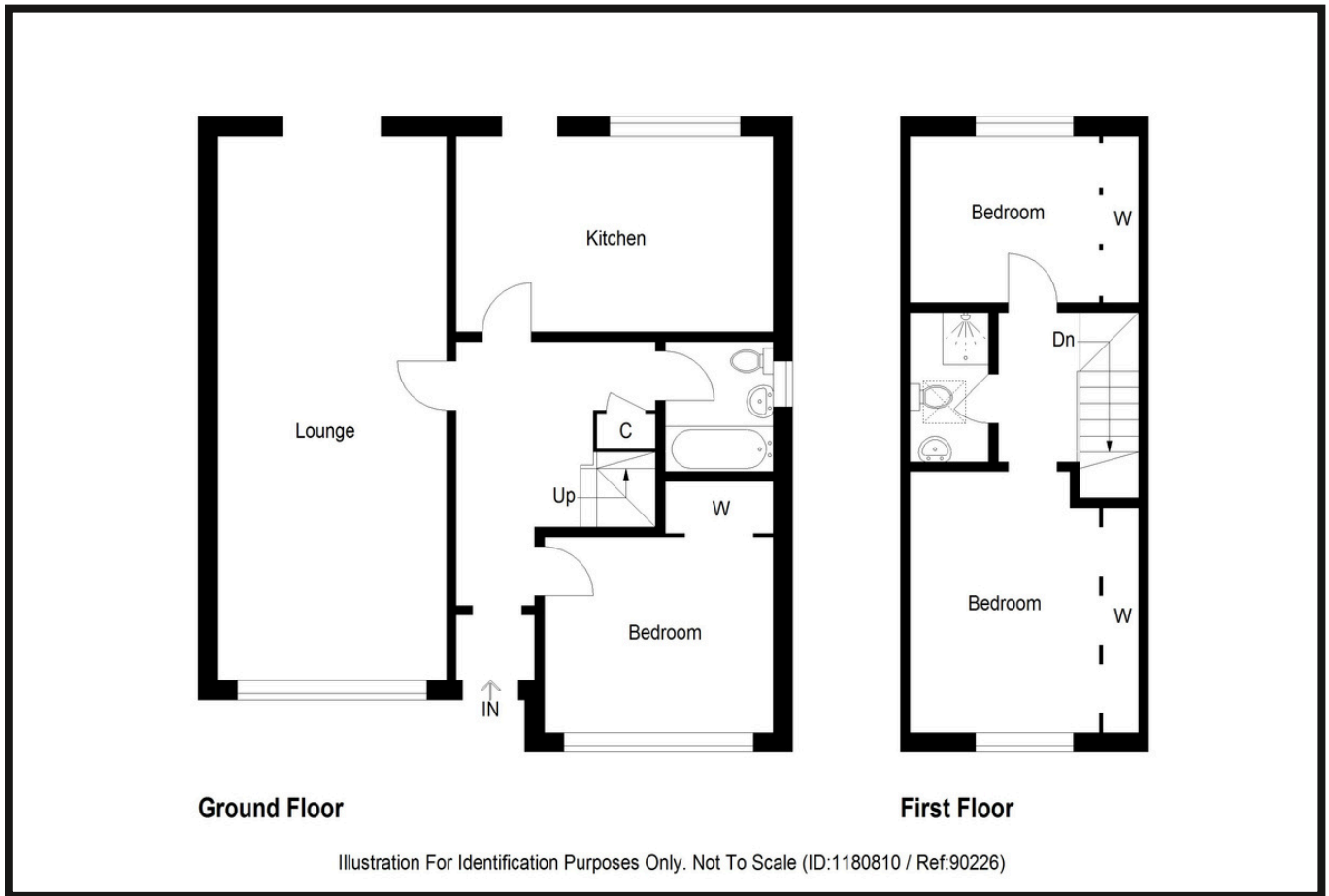
Approx. 6'9 x 8'10. The shower room has a wash hand basin, WC and shower cubicle housing a power shower with hand held and deluge attachments. It is finished with modern tiling, and expel air, side facing Velux window and a heated towel rail.

**OUTSIDE:**

The front garden has been neatly laid to lawn with a driveway leading to a garage with an up and over electric door, work shop area, power and light. To the side is a security gate with an area for bin storage. The rear of the property is completely secluded and has a patio with lighting. There is a lawned area and generous size greenhouse with toughened glass. A further entertaining area with lighting backs on to and has access to the garage.



# Property Professionals



These particulars are intended to give a fair description to assist a proposed purchaser when viewing a property, but their accuracy is not guaranteed and they shall not form part of any offer or contract. They are not to be treated as representations or warranties nor do they make or give any representation or warranty whatsoever.

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