



MICHAEL A. BROWN

— Solicitors & Estate Agents —



18 Westerton Avenue, Broughty Ferry, Dundee, DD5 3NJ

Offers Over **£285,000**



- Modern Detached Villa
- Extended Accommodation
- Spacious Living
- Large Garage
- Landscaped Gardens
- GCH; UPVC DG
- Lounge; Diningroom
- Dining Kitchen
- Rear Porch; Toilet
- 3 Double Bedrooms
- Office/Playroom
- Bathroom with Shower

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This modern DETACHED VILLA has been extended to provide an exceptionally spacious three public and three double bedroom family home. The property benefits from gas central heating, replacement UPVC double glazed windows and doors and an alarm system. There is a monoblock driveway which leads to the large garage. Enclosed and landscaped gardens. The house is situated in a quiet area with easy access onto nearby Balgillo Road East.

ENTRANCE HALL

Front entrance door and side screen. Oak flooring. Large cloaks cupboard. Large storage cupboard.

TOILET

White toilet and wash hand basin. Parador style ceiling with recessed downlights. Oak flooring. Opaque window.

LOUNGE

A spacious and comfortable lounge with large picture window which overlooks the front garden.

DINING ROOM

Sliding doors lead from the lounge to the dining room. Additional door to the adjoining kitchen. Double glazed patio doors lead out onto the enclosed rear garden.

KITCHEN

Fully fitted with cream finish wall and base units and beech finish worktops. Under wall unit lighting. Mosaic tiled splash back. Integral stainless steel electric hob, oven and filter chimney. Integrated fridge and dishwasher. Inset stainless steel sink with drainer and mixer tap. Wall unit housing gas boiler. Integral breakfast bar and chair stools. Laminate flooring. Oak effect ceiling with recessed downlights. Glazed door and window onto the rear porch.

PORCH

Double glazed and overlooking the rear garden. Presently used for breakfast table and chairs and part utility with plumbing for automatic washing machine and tumble dryer. The external door leads to the rear garden and the internal door leads to the office/playroom.

OFFICE/PLAYROOM

A spacious room situated off the porch. Suitable for a variety of purposes and could be used as a spare bedroom. Window overlooks rear garden.

UPPER FLOOR

HALL

Airing cupboard with hot water tank. Hatch to attic suitable for storage.

DOUBLE BEDROOM

Large picture window overlooks the front garden. Full length built in wardrobes with mirror sliding doors.

DOUBLE BEDROOM

Large window overlooks the rear garden. Built in full length wardrobes.

DOUBLE BEDROOM

Large window overlooks the front garden.

BATHROOM

Wall and floor tiling. White bath. Vanity unit incorporating white toilet and wash hand basin. Corner shower unit with glazed screens and doors and thermostat shower. Parador style ceiling with recessed downlights. Opaque window. Chrome towel radiator.

GARAGE

A monoblock driveway with parking for two cars leads to the large garage with up and over door and power and light.

GARDENS

The front garden is enclosed by low walls and laid out with lawn shrubs and flower beds. Two monoblock side paths, one leads to the rear garden and the other to the rear door. The landscaped rear garden is enclosed by fencing, hedging and foliage and provides a high degree of privacy. Laid out with stone patio with access to the rear porch and patio doors off the dining room. Laid out with lawn, shrubs bushes and vegetable/flower beds. Attractive timber summerhouse. Outside water tap. Outside security light.

EXTRAS

Included are all fitted floor coverings, carpets, blinds, curtains, light fittings and integral kitchen appliances.

LOCATION

Off Balgillo Road East.

EPC – C

HOME REPORT VALUATION - £285,000



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ACCOMMODATION

(All measurements are approx.)

Lounge	16'0" x 12'3"	(4.87m x 3.76m)
Diningroom	12'4" x 10'8"	(3.78m x 3.30m)
Dining Kitchen	11'0" x 10'8"	(3.35m x 3.30m)
Office/Playroom	11'4" x 10'4"	(3.47m x 3.17m)
Rear Porch	16'9" x 4'5"	(5.15m x 1.36m)
Toilet	4'9" x 3'9"	(1.50m x 1.20m)
Double Bedroom	13'1" x 11'5"	(4.00m x 3.50m)
Double Bedroom	11'6" x 11'5"	(3.55m x 3.52m)
Double Bedroom	11'9" x 8'0"	(3.63m x 2.45m)
Bathroom	9'4" x 8'0"	(2.88m x 2.44m)
Garage	20'0" x 12'0"	(6.10m x 3.66m)



These particulars are prepared in good faith but are not warranted and do not form part of any contract.
All measurements approximate.



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