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**4 South Kingennie Steadings, Broughty Ferry, Dundee, DD5 3PA**

**Offers Over £370,000**

**Accommodation: - Hallway, Lounge, Kitchen and Dining Area, 4 Double Bedrooms, 1 Ensuite, Shower Room, Gardens, Driveway, Double Garage.**

Immaculately presented converted steading set within attractive gardens in a rural setting surrounded by open countryside, close to Dundee and Broughty Ferry. Generously proportioned rooms provide excellent family accommodation on two levels which could be adapted to suit individual needs.

This lovely home has been thoroughly renovated and is in move in condition throughout. The practical benefits include double glazing, central heating, double garage with power, heat and light, summerhouse/garden bar, wood store and garden shed. Included in the sale are all carpets, floorcoverings and blinds where fitted. The accommodation comprises a bright, comfortable lounge, stylish dining kitchen and utility room, master bedroom with fitted wardrobes and spacious ensuite, three further bedrooms (one on ground floor) and contemporary shower room. Externally to the front a generous driveway leads to the double garage and a garden laid in lawn.

Viewing of this property is highly recommended to appreciate the standard of the home on offer.

**Hallway**

Entering through front door with glass panels into hallway with light fitting, under stair cupboard, radiator and solid oak flooring.

**Lounge (18'3 x 17'7)**

Large, bright lounge with windows overlooking front garden and patio doors leading out to rear garden, wood burning stove, light fitting, radiator, solid oak flooring.

**Dining Kitchen (19'1 x 13'1)**

Well-proportioned kitchen with modern fitted wall and base units and oak work top surfaces, kickboard lighting, Belfast sink in kitchen island, range cooker, cooker hood, spotlight fittings, windows to front and rear, radiator, Karndean flooring. Ample space for table and chairs.

**Utility Room (14'1 x 6'5)**

Fitted wall and base units, stainless steel sink and drainer, plumbed for washing machine, door to rear garden, oak flooring.

**Cloak Room (6'2 x 4'5)**

Ground floor cloakroom with w.c. in vanity unit, heated towel rail, spotlight fittings, vinyl flooring.

**Carpeted Stairway leading to upper accommodation with radiator and pendant light fitting.**

### **Bedroom 1 (15'7 x 14'4)**

Spacious master bedroom with windows overlooking garden and countryside beyond, three Velux windows, dressing area, floor to ceiling fitted wardrobes, twin light fittings, radiator, carpeted.

### **Ensuite (10'4 x 8'8)**

Partially tiled ensuite with modern white four-piece suite incorporating wash hand basin, w.c., freestanding bath and large shower cabinet with mains shower, window, heated towel rail, light fitting, tiled flooring.

### **Bedroom 2 (15'4 x 13'1)**

Spacious second bedroom with window overlooking garden and countryside beyond, light fitting, radiator, laminate flooring.

### **Bedroom 3 (15'1 x 11'4)**

Another spacious double bedroom with windows to front and rear, light fitting, radiator, carpeted.

### **Dressing Room/Study (6'8 x 4'2)**

Useful dressing room/study with window to front, light fitting, fitted cupboard, carpeted.

### **Bedroom 4/Sitting Room (15'4 x 9'5)**

Ground floor bedroom/sitting room with window overlooking rear garden, twin light fittings, radiator, carpeted.

### **Shower Room (8'8 x 6'8)**

Partially tiled shower room with modern white three-piece suite incorporating wash hand basin, w.c. and shower cabinet with mains shower, window, heated towel rail, spotlight fittings, tiled flooring.

### **Outside**

To the Front: - Large driveway providing ample off-street parking leading to double garage with heat, power and light. Front garden laid in lawn with shrubs.

To the Rear: - Large fully enclosed garden set in lawn with covered patio seating area, summer house/bar with decked seating space, large, gravelled driveway providing ample parking, woodstore and garden shed.



## Viewing

By appointment. Contact Solicitors on 01382 204625.

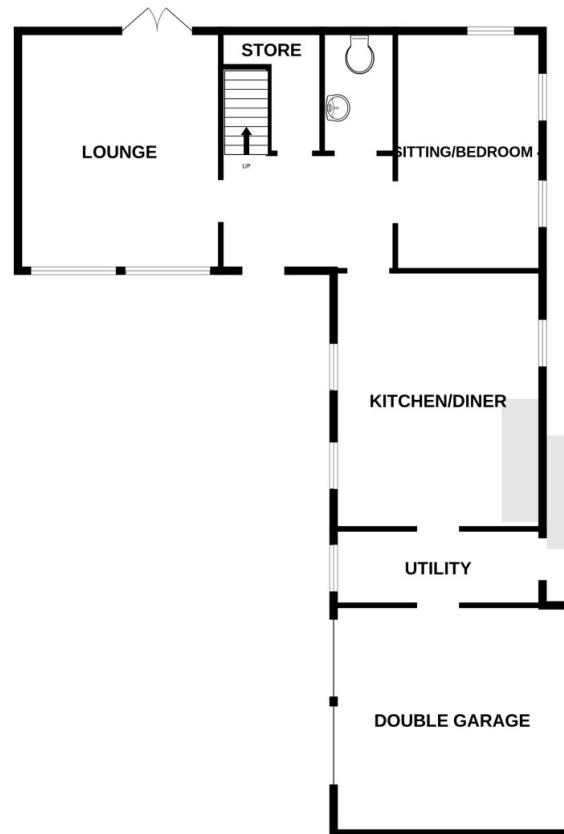
*All measurements are approximate* –Whilst these particulars are believed to be correct and are given in good faith, they are not warranted and any prospective purchasers must satisfy themselves as to the accuracy thereof. These particulars do not constitute part of an offer or contract of sale. All dimensions are approximate only. Prospective purchasers should note that their interest in the property must be communicated to and noted by the selling agents to ensure that they are informed of any closing date for offers. The sellers retain the right to sell or withdraw the property at any time.

GROUND FLOOR

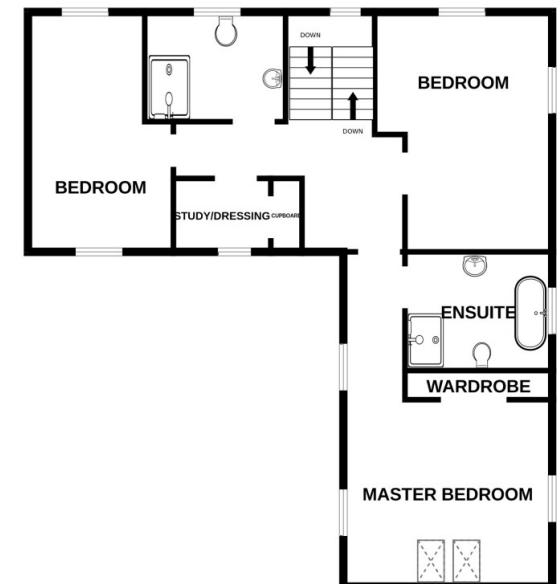
HOME REPORT AVAILABLE AT:

<https://homereports.survpoint.co.uk/e6x2it4quk>

EPC RATING: D



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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