

Property for Sale



Estate agency division of Jack Brown & Company Solicitors



2 Leemount Lane, Broughty Ferry, DD5 1LA

- Detached Villa in Cul de Sac
- Entrance Porch & Hallway
- Lounge with Open Plan Dining Room
- Study/Snug
- Kitchen & Utility Room
- Cloaks/WC
- 3 Bedrooms
- Shower Room
- Low Maintenance Gardens, Driveway & Garage. EPC C

Offers over £250,000

This detached villa is situated in a small cul-de-sac of varied yet similar styled homes in a popular residential location convenient for all Broughty Ferry amenities including Grove Academy, Dawson Park and transport routes

The property offers spacious well proportioned accommodation over two floors and is in good decorative order throughout. The subjects benefit from UPVC double glazing with replacement doors, solar panels, gas fired central heating, modern fitted kitchen, separate utility room, downstairs cloak/WC, fitted wardrobes in all bedrooms and modern shower room.

Externally there is driveway parking for multiple vehicles and single garage with power and light. The gardens to front and rear are laid out for ease of maintenance in mind in gravel chips, artificial grass and screened by high level fencing.

This is a rare opportunity to obtain a family home of this style and location and viewing is highly recommended to fully appreciate.

Entrance Porch/Hallway:

Double glazed UPVC door and double glazed windows to front and side. Staircase to upper floor accommodation. Under stair storage cupboard.

.Lounge:

Approx. 3.95m x 3.9m. Spacious public room with double glazed window to front. Open plan to dining room.



Dining Room:

Approx. 3.77m x 2.96m. Spacious open plan room with access to snug/study and kitchen.

Kitchen:

Approx. 3.11m x 3.54m. Fitted with a range of modern floor, wall and drawer units with tiling to splashback. Integral Samsung oven, hob, extractor hood and dishwasher. Recess for American style larder fridge/freezer. Double glazed window to rear.

**Utility Room:**

Approx. 2.35m x 1.65m. Fitted with modern base and high level storage units. Plumbed for washing machine. Tumble dryer. Double glazed UPVC exterior door to rear.

**Snug/Office:**

Approx. 2.57m x 3.4m. Double glazed exterior door to garden. Built-in shelving and desk. Adaptable space currently used as an office/study.

WC:

Approx. 1m x 1.25m. Two piece white modern suite comprising WC and wash hand basin. Tiling to dado height. Double glazed frosted window and built-in medicine cabinet



Upper Floor Accommodation:

Upper Floor Landing:

Double glazed window to side.

Bedroom 1:

Approx. 2.95m x 3.57m. Double bedroom with double glazed window to front. Double mirror fronted wardrobes.



Bedroom 2:

Approx. 3.13m x 4.1m. Spacious double bedroom with double glazed window to rear. Walk-in wardrobe also housing central heating boiler has light and hatch to loft space.



Bedroom 3:

Approx. 3.42m x 2m. Another well proportioned room with double glazed window to front. Fitted wardrobe above stairs.

**Shower Room:**

Approx. 2m x 1.92m. Fully tiled. Three piece white suite comprising WC, wash hand basin and corner shower cubicle with wet wall. Ladder style heated towel rail. Double glazed frosted window to side.

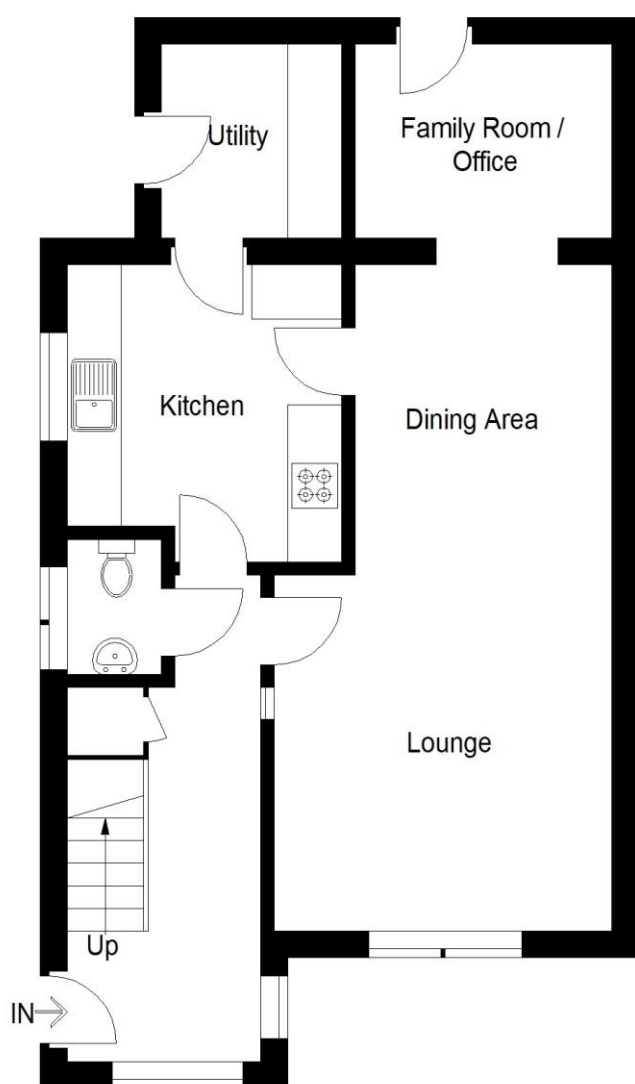
**Outside:**

Paved driveway to side providing ample off-street parking leading to single garage.

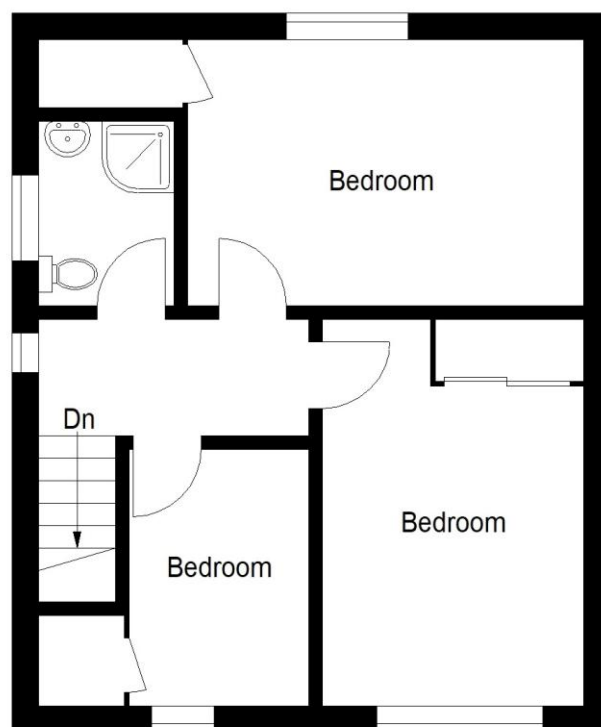
Front garden is laid to shrub borders and gravel chips for ease of maintenance.

The fully enclosed rear garden is laid out in paving stones, patio area and artificial grass and bounded by high level fencing. Shed.





Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID1197881 / Ref:90506)



Note: Whilst we make every effort to ensure our property particulars are accurate, no guarantees are given and potential purchasers should satisfy themselves with regard to the information provided.

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