

Connelly Yeoman

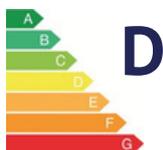


**127A LONG LANE
BROUGHTY FERRY, DUNDEE, DD5 2AR**

END TERRACED VILLA



- Set within a very central area of Broughty Ferry convenient for amenities and services
 - An attractive and appealing modern-build End of Terrace Villa
 - Electric Heating and timber encasement Double Glazing, ample storage
- Easily maintained gardens to the front and rear, driveway with parking for 2 cars



OFFERS OVER
£210,000

Property Description

Connelly Yeoman Estate Agency are excited to bring to the market this attractive, modern-build END TERRACED VILLA which forms a small terrace of 4 similar villa properties and is ideally "tucked away" in a very central area of Broughty Ferry, within minutes' walking distance of all the Ferry's varied amenities and services, including a vast array of bespoke and national shops, local convenience stores, cafes and restaurants, public houses and of course the ever popular sea-front walk-way, coastal and harbour areas. The main east coast railway station for Broughty Ferry is very conveniently located and there are regular public transport routes close-by. The property offers well proportioned accommodation over two floors and enjoys the benefits of Electric Heating and timber encasement Double Glazing. On entering the property there is a welcoming Hallway, bright and spacious Lounge with archway through to the Dining Area, and into a recently upgraded fitted Kitchen. On the upper floor are three bedrooms (two double bedrooms, one single or Study/Home Office) and a Bathroom. Externally, the front garden area is presented with a mono-block driveway and stone-chipped area with established shrubs. The enclosed rear garden is laid out again for low maintenance, with a patio area, stone-chipped areas and clothes drying whirly gig. Overall, this property represents an ideal purchase, seldom on the market in central Broughty Ferry and which would suit a variety of buyers, with early viewing recommended to avoid disappointment.

ACCOMMODATION COMPRISING: ENTRANCE HALLWAY, LOUNGE with archway to the DINING AREA AND NEW FITTED KITCHEN; UPPER FLOOR:- 3 BEDROOMS (OR STUDY/HOME OFFICE) & BATHROOM.

ENTRANCE HALLWAY:

Enter via the front entrance door into the Hallway, where there is a cupboard housing the electric fuse box, a staircase leading to the upper floor accommodation and a glass panel door leads off the Hallway into the Lounge.

LOUNGE:

Approx. 10'6 x 17'. A bright and spacious Lounge, with a front-facing window overlooking the garden area. Ample space for furniture settings. Electric storage heater. From the Lounge an archway leads through into the Dining area.

DINING AREA:

Approx. 7'8 x 13'8. A good space, ideal for formal dining, with feature French doors which lead out onto the private rear garden area. Electric storage heater. Large, walk-in understair storage cupboard with light. An archway leads off into the Kitchen.

KITCHEN:

Approx. 5'8 x 14'. The kitchen has been recently upgraded and comprises of a range of modern base and wall mounted units, worktop surfaces incorporating a stainless steel sink and mixer tap. Built-in Electric Oven, Electric Induction Hob, splashback area and extractor hood above. Plumbing and space for an automatic washing machine. A glass panel door leads out to the rear garden.



UPPER FLOOR:

Staircase leading to the upper floor, with a built-in storage cupboard, Electric storage heater and access hatch into the loft space.

BEDROOM 1:

Approx. 10'7 x 9'5. A bright and well proportioned Bedroom, with a front-facing window. Built-in double wardrobe, shelving and hanging space, and a further built-in cupboard houses the water tank. Electric wall panel heater.

BEDROOM 2:

Approx. 7'10 x 13'6. Another well proportioned Bedroom, with a rear-facing window. Electric wall panel heater.

BEDROOM 3/STUDY/HOME OFFICE:

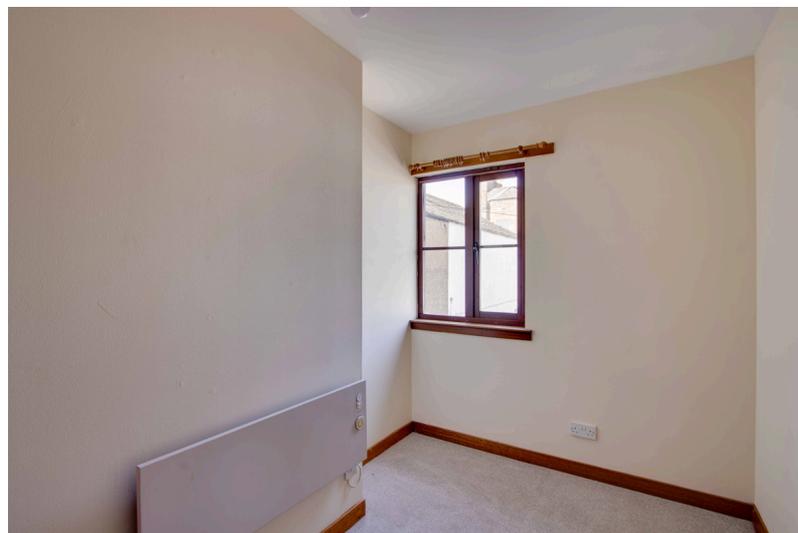
Approx. 6'8 x 10' A single-sized third Bedroom, or an ideal Study/Home Office, with a rear-facing window. Built-in wardrobe (shelving and hanging space). Electric wall panel heater.

BATHROOM:

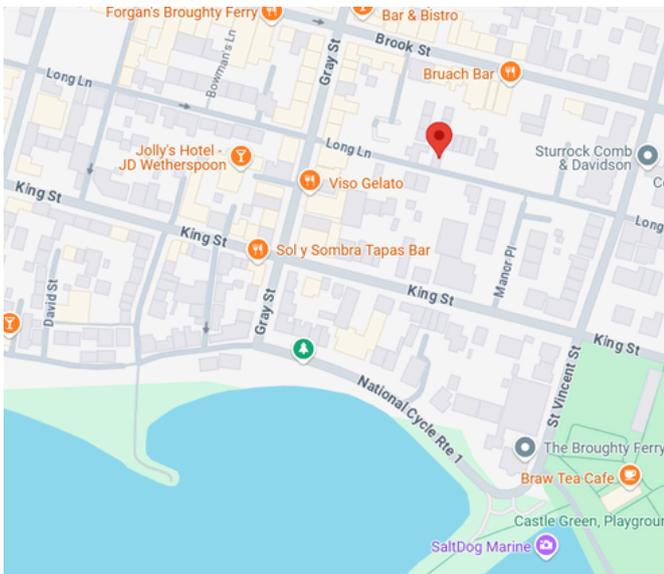
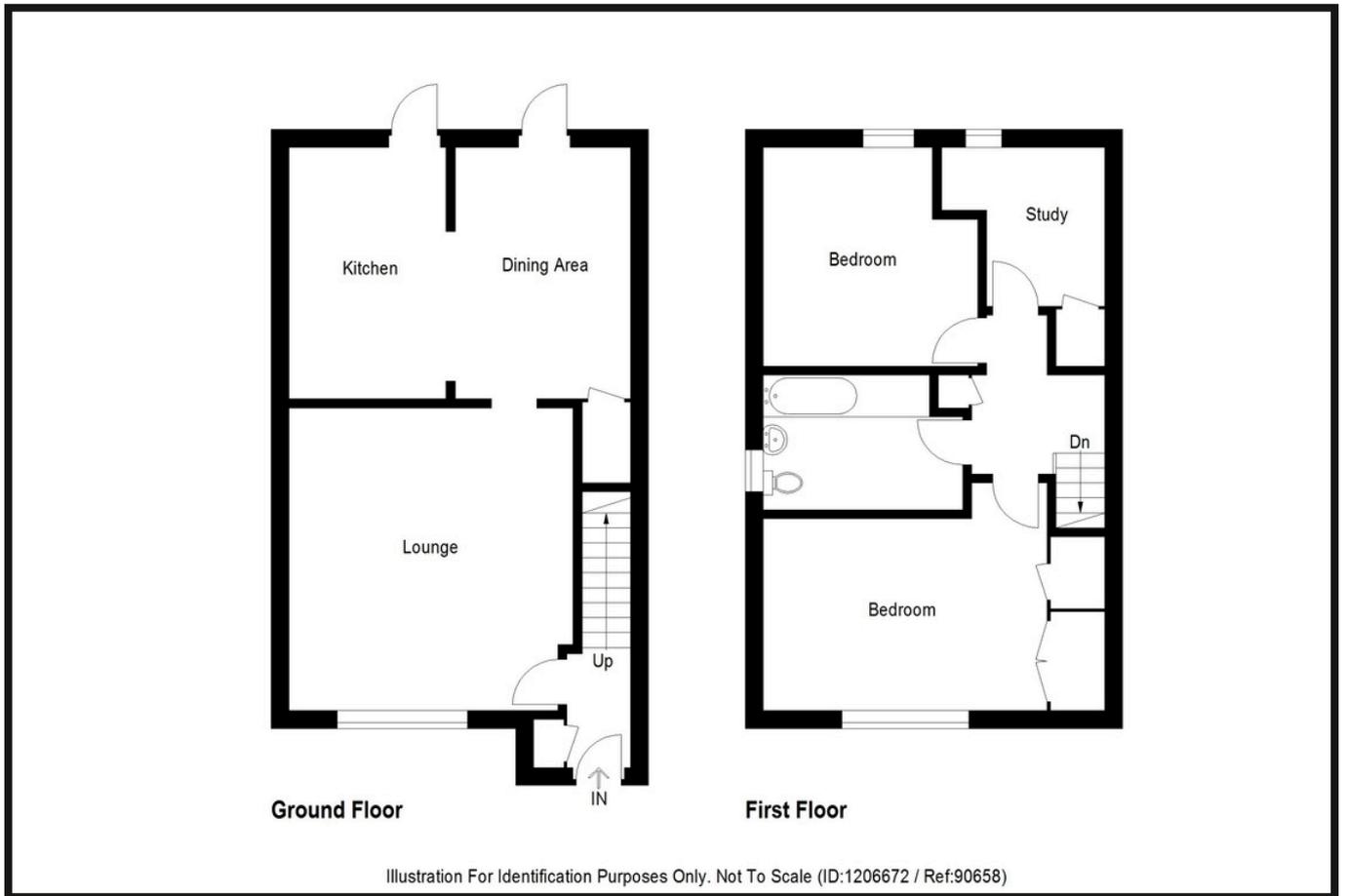
Approx. 7'9 x 7'. Comprising three piece bathroom suite, WC., wash-hand basin and a bath with an over the bath shower. Wet wall panel finish at the bath and shower area. Extractor fan. Electric wall panel heater. Side-facing opaque glazed window for light and ventilation.

GARDENS:

Externally, the front garden area has a mono-block drive-in for car parking, and stone-chipped areas with established shrubs. The enclosed rear garden is laid out for low maintenance, with a patio area, stone-chipped areas, clothes drying whirly gig.



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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