

CALDERS

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- DETACHED VILLA
- POPULAR RESIDENTIAL AREA
- LOUNGE
- DINING ROOM
- KITCHEN
- MASTER BEDROOM
- TWO FURTHER BEDROOMS
- BEDROOM 4/STUDY
- FAMILY BATHROOM
- SNUG
- SHOWER ROOM
- FULLY FLOORED ATTIC
- INTEGRATED TANDEM GARAGE
- LARGE DRIVEWAY
- REAR GARDEN



11 Balmossie Avenue, Monifieth, DD5 4QN
Offers Over £325,000

This 1960s detached four bed-roomed Betts Executive home occupies a corner location on Balmossie Avenue. The house has been in ownership of the same family for the past 59 years since it was built in the 1960's and has been well maintained, upgraded and extended over the years to create a spacious family home and is presented in excellent order throughout. The accommodation is generous and the property benefits from double-glazing and gas central heating with a modern Worcester Bosch combi boiler.

Located within the popular residential area of Monifieth, on the edge of Barnhill and Broughty Ferry with easy access to its wide range of local shops, restaurants and pubs as well as local services. Close proximity to well regarded primary and secondary schools.

There are excellent public transport links including rail links to Dundee and easy access to the new Active Commuter-Way between Broughty Ferry and Dundee. It is a few minutes' walk from the east end of Broughty Ferry beach and the esplanade.

This home will appeal to a wide range of buyers but makes an excellent family home with spacious accommodation. Downstairs there is a large lounge, dining room, kitchen with a snug located off the kitchen, shower room and WC as well as bedroom 4 which could also be used as a study or home office depending on purchaser's requirements. Upstairs there are 3 large double bedrooms and a family bathroom. From the master bedroom, there is a small staircase to the fully floored and lined attic room. Outside there are mature gardens, a large garage and Monoblock driveway. Viewing is highly recommended.



View of River Tay from Master Bedroom

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Entrance Vestibule - 1.7m x 2.44m

(5ft 5" x 8ft) Approx.

uPVC front door gives access to this fully enclosed entrance vestibule with large picture windows.

Inner Hallway

Timber and glazed door with glazed side panel gives access to the spacious inner hallway leading to all ground floor accommodation and the stairs leading to the first floor. There is a large understairs cupboard with the Worcester Bosch gas combi boiler.



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Lounge - 4.47m x 4.5m

(14ft x 14ft 7") Approx.

Timber and glazed door leads into this large bright south facing lounge with fire place set in tiled and stone period fire surround.

Dining Room - 3.47m x 4.56m

(11ft x 14ft 9") Approx.

Glazed and timber door from the hallway leads into this large dining room overlooking the rear garden. There is an open fireplace set within a period tiled and stone fire surround.



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Bedroom 4/Study - 4 3.63m x 3.41m

(11ft 9" x 11ft 1") Approx.

Located at the side of the property and most recently used as a ground floor bedroom, this generously proportioned room could be utilised either as a bedroom, study or home office depending on the purchaser's requirements.



Shower room and WC - 1.35m x 1.5m

(4ft 4" x 4ft 9") Approx.

Fully tiled shower room with corner shower enclosure and glazed and chrome shower door. Thermostatic shower. White WC and wash hand basin. uPVC clad ceiling with down lighters.

Family Bathroom – 3.19m x 1.7m

(10ft 5" x 5ft 6")

This is a fully tiled bathroom with uPVC clad ceiling with downlighters. Three piece bathroom suite in white with mixer shower over bath and glazed screen. The WC and wash hand basin are set in a light oak vanity unit which provides additional storage. There is a chrome heated towel rail.



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Kitchen - 3.46m x 3.16m

(11ft 4" x 10ft 4") Approx.

A timber door gives access to the kitchen which is fitted with ample wall and base units with wooden doors, black marble effect worktops, tiled splash back and tiled floor with pine clad ceiling with down lighters. A breakfast bar offers views over the rear garden. The integrated double electric oven, electric hob, extractor, integrated dishwasher, washing machine and undercounter fridge are to be included in the sale.

Snug - 3m x 3m

(9ft 8" x 9ft 8") Approx.

Located off the kitchen, this room has a wall-mounted electric fire. There are sliding patio doors leading to the rear patio area and garden. Built in cupboard and access to the garage.



Upper Floor

The open staircase with a half landing is lit by a large stair window and the large bright upstairs landing offers access to the upstairs accommodation.

Master Bedroom - 5.28m x 3.8m (At widest point) (17ft 3" x 12ft 5") Approx.

Large bright south-facing master bedroom with rooftop views towards the river Tay. Two built in storage cupboards, one housing a fixed timber stair which gives access to the attic room.

Bedroom 2 - 4.15m x 3.63m (13ft 6" x 11ft 9") Approx.

Overlooking the rear of the property this spacious double bedroom benefits from built in wardrobe with sliding timber doors.



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Bedroom 3 - 3.50m x 3.50m

(11ft 5" x 11ft 5") Approx

Spacious double bedroom with built in wardrobes and views over the rear garden.



Attic - 3.18m x 6.73m

(10ft 4" x 22ft 1") Approx.

This is accessed by a staircase from the master bedroom. The large attic has a Velux style window and comb ceiling. It is fully floored and lined with additional under eaves storage access.



Externally -

A large Monoblock driveway provides ample off-street parking for multiple cars. There is an area of lawn with borders and a variety of mature shrubs and bushes. The rear garden is laid partially to lawn with borders containing a variety of mature shrubs. There is a glass and metal greenhouse and a large patio area with sliding doors leading into the snug.



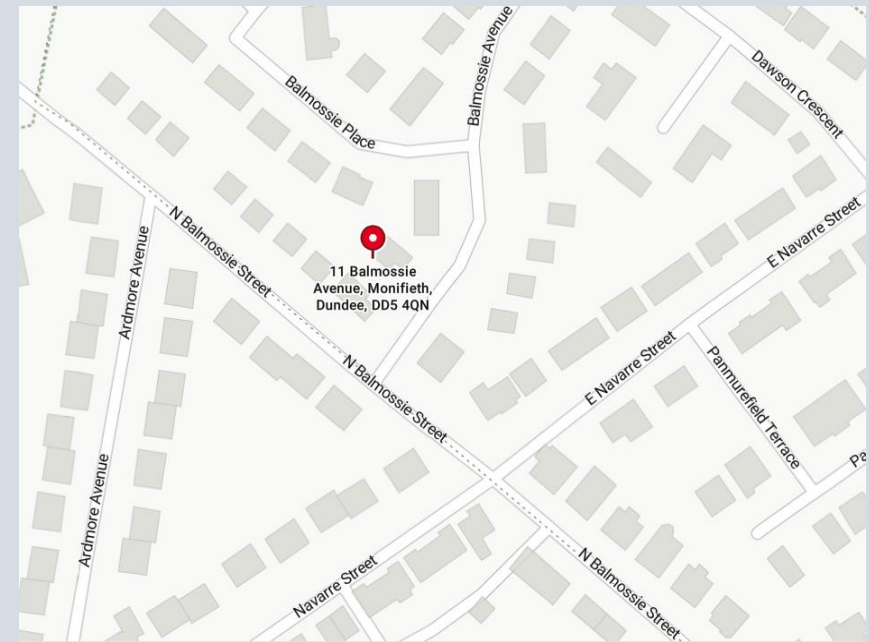
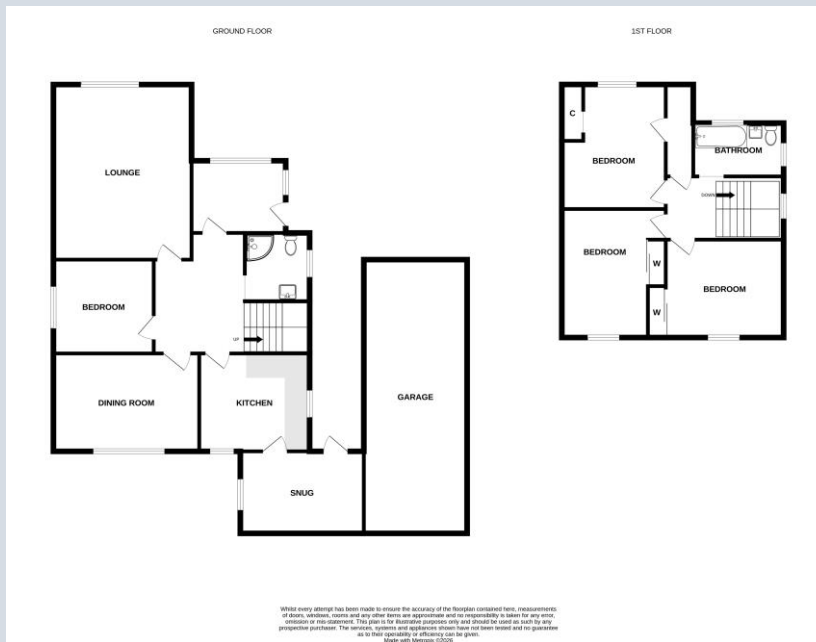
Integrated Tandem Garage - 10.5m x 2.61m

(34ft 4" x 8ft 6") Approx.

This is accessed from the snug room. This tandem double garage has power and light, electrically operated, remote controlled up and over door and provides for ample parking for two vehicles with additional utility and storage space at the rear. There is a uPVC entrance door with glass side panels leading into the snug from the pathway between the house and garage.



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Viewing Arrangements strictly by appointment: Contact Selling Agents Calders, Solicitors & Estate Agents, 10 Whitehall Street, Dundee
Tel: 01382 224391 email: admin@calders.com

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