



**16 MORAR PLACE,
BROUGHTY FERRY, DUNDEE, DD5 3HN**

SEMI DETACHED VILLA



Key Features

- Situated in a popular residential area. • An excellent stylish generously proportioned family home.
- Recently upgraded open plan kitchen with dining area and patio doors leading into the garden.
- Gas central heating & double glazing. • Front, side & rear gardens with driveway leading to a detached garage.



OFFERS OVER
£210,000

Property Description

This most attractive SEMI DETACHED VILLA provides well proportioned family accommodation on two levels. It is ideally situated in a very popular residential area of Broughty Ferry convenient to a wealth of local amenities, including primary and secondary schools, shops and easy access into Dundee city center. This delightful family home has been upgraded by the current owners and now has a stunning open plan dining kitchen with patio doors leading out onto a decked seating area and garden beyond. Well maintained and tastefully decorated in modern neutral tones with the benefit of gas central heating and double glazing with carpets, blinds and light fittings included in the sale. Set within a generous size corner plot there is a well maintained front garden, bordered by an established hedge, a large stone chipped driveway to the side providing parking for several cars which leads to a single garage with power and light with access into the enclosed rear garden which has been thoughtfully laid out with two decked entertainment areas and lawn.

ACCOMMODATION

Hallway, Lounge, Dining Kitchen, 3 Bedrooms & Bathroom.

HALLWAY:

Entry is into a welcoming hallway with a stairway leading to the upper floor, a cupboard housing the electricity meter, laminate flooring, telephone point and a radiator.

DINING KITCHEN:

Approx. 18'7 x 11'2 A 15 pane glass panel door leads into this bright spacious open plan dining kitchen which has been fitted with a modern white gloss kitchen with chrome coloured fitment, coordinating work surfaces incorporating a stainless steel sink with mixer tap and a electric oven and grill with a gas hob and glass and stainless steel extractor hood above. There is coordinating brick tiling splashback, plumbed space for a dishwasher and washing machine and space for a fridge freezer. A side door from here gives access into the side garden, driveway and garage. The dining area offers ample space for a table and chairs and has a large understair storage cupboard, with light. Patio doors lead out onto the decked area and garden beyond.

LOUNGE:

Approx. 11'6 x 14'6 Beautifully presented with fresh modern décor and newly laid carpet this spacious lounge is entered by a 15 pane glass paned door. There is a feature stone fireplace incorporating a gas fire, a TV point, cornicing, spotlights to the ceiling and a radiator.

UPPER FLOOR:

There is a large shelved storage cupboard, access via a Ramsay ladder into a spacious floored loft space with light, spotlights to the ceiling and a radiator

BEDROOM 1:

Approx. 11x 8 x 13' This is a bright spacious rear facing bedroom with a double shelved and hanging wardrobe and a second shelved cupboard housing the hot tank. There is a wall mounted TV point and radiator.

BEDROOM 2:

Approx. 11'8 x 11'2 Most attractive, spacious and tastefully decorated room with an open outlook over the front garden. There is a shelved and hanging wardrobe with sliding doors, and a radiator.

BEDROOM 3:

Approx. 8'6 x 9'2 Rear facing well presented bedroom with fresh neutral décor, laminate flooring, spotlights to the ceiling and a radiator.

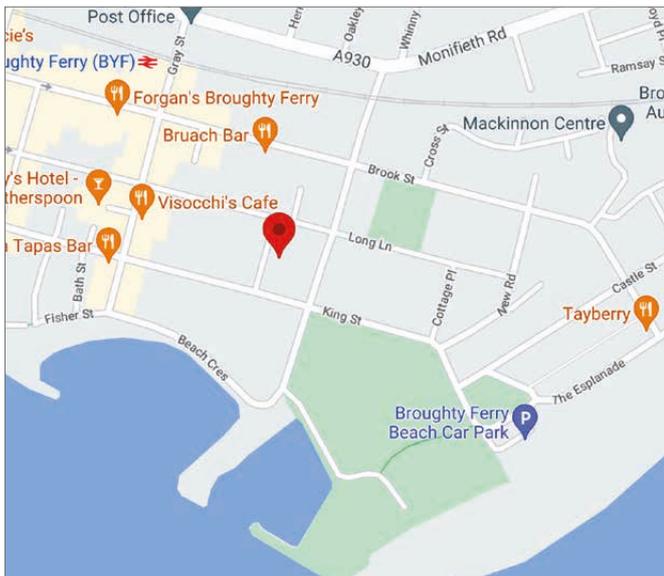
BATHROOM:

Approx. 6'6 x 6'6 A tiled bathroom comprising of a 3 piece white suite with an over the bath electric shower. A front facing windows provides an abundance of light and there are bathroom fitments including a mirror with light, tiled flooring, Parador ceiling with spotlights, and a radiator.





Property Professionals



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