



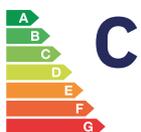
**10 DALHOUSIE ROAD, BROUGHTY FERRY,
 DUNDEE, DD5 2SQ**

**SUPERIOR DETACHED VILLA
 WITH SELF CONTAINED
 APARTMENT AREA**



Key Features

- Set in much sought after location of Broughty Ferry.
- Spacious, versatile accommodation on two levels.
- Character features with modern touches.
- Mature gardens, large driveway & double garage.



5 3 3

**OFFERS OVER
 £450,000**

Property Description

This is a highly distinctive and much admired, traditional SUPERIOR DETACHED VILLA, with opportunity for self-contained apartment area for family members or lodger/Airbnb set in a family home in a sought after location in the heart of Broughty Ferry close to a wide range of local amenities including well regarded primary and secondary schools, a variety of national and local shops, as well as many bars and restaurants. It is also just a short distance from the beach and harbour front which is very popular for a variety of water activities including sailing and paddle boarding. Situated on the north shore of the River Tay, Broughty Ferry is a short drive from Dundee City Centre which offers all the amenities and commerce expected of a major city including the East Coast Railway line which gives easy access north and south linking Aberdeen, Edinburgh and Glasgow. This delightful spacious property offers versatile accommodation over two floors and has the advantage of the self-contained apartment area which is currently used as a rental income/Airbnb that can easily be utilised as further family accommodation. Created within the former coach house of Cambustay House, this delightful family home has many character features including ceiling beams and brick walls, yet has been upgraded with luxurious modern touches including beautiful bath and shower rooms, some under floor heating and double glazing and has many spacious rooms and ample storage. Set within mature garden grounds there is a large driveway which provides parking for several cars which leads to the detached double garage. There is a secluded courtyard with access onto Dalhousie Road. There is a drying area, bin storage area, log store and wooden shed. There is also a sunny lawned garden area to the side providing a delightful outdoor space and the large south facing balcony.

ACCOMMODATION:

Ground Floor:

Reception hallway, 4 double bedrooms (one with mezzanine dressing area/office and en-suite shower room), additional kitchen, living room/bedroom 6/office, family bathroom, utility.

Upper Floor: lounge, kitchen, dining/family area, balcony, master bedroom & shower room.

RECEPTION HALLWAY:

Approx. 10'4 x 17'5. Entry is via a substantial hardwood and glass door into this welcoming reception hallway which has a front facing window, slate floor with under floor heating, a feature brick wall and pillar, pine lined ceiling, a wooden staircase with storage underneath and a radiator.



Property Description

BEDROOM 2:

Approx. 12'8 x 16'6. This is a most impressive, and spacious bedroom which is presented in delightful modern tones with both front and side facing window. There are two double shelved and hanging wardrobes with over head storage, a feature brick pillar and radiator.

BEDROOM 3:

Approx. 9'5 x 12'9. A spacious front facing double bedroom with a wash hand basin set within a vanity unit, and a radiator

BEDROOM 4:

Approx. 17'9 x 9'10. With rear and side facing windows this is a generous size bedroom with ample room for furnishings, a triple shelved and hanging wardrobe with overhead storage, and a radiator.

FAMILY BATHROOM:

Approx. 8'10 x 9'. Recently upgraded, this very impressive family bathroom has been finished to a high standard with modern Travertine tiling and is thoughtfully laid out with floating wc and wash hand basin set within a vanity unit, a separate double wet walled shower enclosure with hand held and deluge attachments and a very impressive Victoria & Albert rolltop bath set on a wooden plinth with shower attachment and waterfall tap. There are display alcoves with spotlights, large mirror with de-mister, a heated towel rail and spotlights to the ceiling.

UTILITY AREA:

Fitted with ample storage cupboards, a large airing cupboard, plumbed space for automatic washing machine, room for further appliances and radiator.

UPPER HALLWAY:

A large storage cupboard with shelving and light, access into a loft space.

LOUNGE:

Approx. 13'6 x 22'3. A most impressive lounge with beautiful original features including original beams, a brick wall and the addition of a delightful wood burning stove. There is a cinema projector and screen, TV point, Virgin point, and a radiator.

KITCHEN:

Approx. 16' 10 x 16'3. An impressive kitchen area fitted with a range of modern base and wall units with under unit lighting and coordinating work surfaces incorporating a stainless-steel sink with mixer tap. There is a double electric oven, combination microwave oven, an electric hob with a stainless steel extractor above and an integrated dishwasher, and fridge freezer. There is a breakfast seating area and rear facing window. Here there is a nest remote control thermostat that assists with heating control flexibility.

DINING/FAMILY AREA:

Approx. 12'5 x 14'6. A spacious dining/family area with ample room for furnishings with pendant ceiling lights, spotlights and a storage cupboard. Patio doors lead out onto a large south facing balcony with wooden deck, wooden balustrade and retractable windbreak.

MASTER BEDROOM:

Approx. 13' 6 x 13'6. A delightful tastefully decorated master bedroom with one wall complete to shelved and hanging wardrobes with sliding mirror doors. There is a feature circular window, side facing window and skylights. There is access into a loft space, and a radiator.

SHOWER ROOM: Approx. 5'3 x 8'2. An impressive shower room with side facing Velux window comprising of a floating WC and a feature granite wash hand basin with waterfall tap and large mirror with de-mister, set on a vanity unit, a double shower enclosure housing a power shower with deluge attachment, heated towel rail, spotlights to the ceiling and under floor heating.



SELF-CONTAINED APARTMENT AREA:

This area is flexible and ideal as a separate rental opportunity or family accommodation as part of the villa and consists of living room/bedroom 6/office, kitchen, bedroom 5 with mezzanine dressing room/office and en-suite shower room, courtyard and with own front door and access out onto Dalhousie Road.

HALLWAY:

Cloaks area and access into a loft space.

LIVING ROOM/BEDROOM 6/OFFICE:

Approx. 12'7 x 10'5. Bright spacious lounge with front facing window. There are shelved storage cupboards, one housing the gas central heating boiler. Virgin point, tv point and a Radiator.

KITCHEN: Approx. 6'3 x 9'6. Fitted to base and wall units with coordinating work surfaces incorporating a stainless steel sink with mixer tap. There is an electric oven, hob and plumbed space for an automatic washing machine, spotlights to the ceiling and an expelair. A door gives access into a secluded courtyard with access into Dalhousie Road.

BEDROOM 5:

Approx. 10'6 x 12'7. A delightful rear facing bedroom presented in immaculate order with vaulted ceiling and original beam and a pine stairway leading to the mezzanine level. Radiator.

MEZZANINE:

Approx. 5'9 x 7'7. An ideal dressing room or could be utilised as a home office with wall light and ceiling light.

EN-SUITE SHOWER ROOM:

Approx. 6'2 x 6'7. A rear facing tiled en-suite comprising of a two piece white suite with a separate shower cubicle housing an electric shower. There is a shaver point, expelair, double glazed window and a radiator.

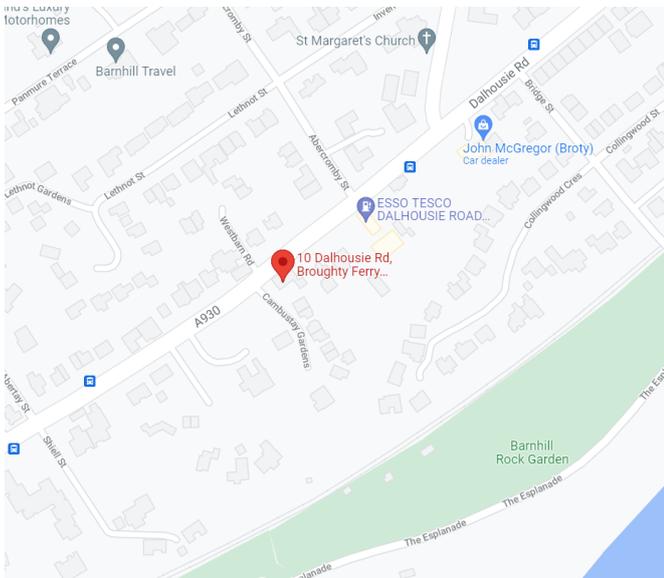
DOUBLE GARAGE:

Approx. 20' x 19'. Spacious garage in two sections with power and light and two up and over doors





Property Professionals



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