



11 LANGLEA PLACE, BROUGHTY FERRY, DD5 3RP

SUPERIOR DETACHED VILLA



Key Features

- Impressive detached villa • Set within a very desirable area of Broughty Ferry
- Offering generous family accommodation over 3 floors • Enclosed gardens with summer house, hot tub, shed and greenhouse • Electric gate leading to driveway & carport providing parking for 4 cars and garage with electric door



4 2 2



OFFERS OVER

£275,000

Property Description

This impressive SUPERIOR DETACHED VILLA is located within a very desirable area of Broughty Ferry and has been extended by the current owners to provide a delightful family home which is ideally placed close to a wealth of local amenities, including popular primary and secondary schools, shops, and parks as well as having very easy access into Dundee city center. Offering bright spacious rooms, all decorated to a high standard, with the benefit of carpets and blinds included this superb home must be viewed to appreciate the accommodation on offer. Externally the house has been thoughtfully laid out, with a large gated driveway and carport providing parking for 4 cars, secured by an electric gate, leading to a generous garage. The stunning, south facing rear garden has a well placed summerhouse overlooking a fishpond, and patio seating area with 2 awnings. Also included is a Hot Springs hot tub, greenhouse and wooden shed.

ACCOMMODATION:

Reception Hallway, Lounge, Family/Dining Room, Kitchen, Rear Hallway/Utility Area, 4 Bedrooms (1 with En-Suite), Shower Room

RECEPTION HALLWAY:

Approx. 8'6 x 8'2. A most impressive and welcoming hallway with laminate flooring, pine lined ceiling with spotlights, telephone point, a radiator and stairway leading to the upper floor.

LOUNGE:

Approx. 10'4 x 18'3. With both front and rear facing windows this is an exceptionally bright and very spacious lounge with a feature stone fireplace with marble and wooden plinths incorporating a living flame gas fire, TV point and two radiators.

FAMILY/DINING ROOM:

Approx. 18'6 x 10'6. Overlooking and giving access via patio doors into the south facing rear garden, this delightful family/dining room is well placed with access from the hallway, lounge and kitchen. There is a modern wall mounted living flame remote control fire, TV point, side facing window and a radiator.



Property Description

KITCHEN:

Approx. 12'5 x 12'4. The kitchen is fitted with wall and base units with coordinating work surfaces incorporating a 1 1/2 stainless steel sink with shower mixer tap, enhanced by LED floor level and under work top lighting. There is an integrated dishwasher, under counter fridge and plumbed space for an automatic washing machine. There is a double stainless steel electric oven with grill, and a five burner gas hob with extractor hood above. A breakfast bar area provides additional seating and there is a side facing window looking into the rear garden.

REAR HALLWAY/UTILITY AREA:

Accessed from the kitchen, this is an ideal area for additional appliances with tiled flooring, ample power points, and gives access to the carport, garage and to the rear garden.

BEDROOM 4/HOME OFFICE:

Approx. 9'5 x 7'9. An extremely versatile room which could be used as a convenient downstairs bedroom or home office. With a double shelved and hanging wardrobe with sliding doors and overhead storage, laminate flooring and a radiator.

FIRST FLOOR HALLWAY:

A spacious hallway with rear facing window and a radiator.

BEDROOM 1:

Approx. 10'5 x 16'. A bright generously proportioned bedroom with both rear and side facing windows with one wall complete to a large shelved and hanging wardrobe with sliding mirror doors. There is an additional bedroom fitment with wardrobes, overhead storage, vanity dressing table, and bedside cabinets, TV point and a radiator.

BEDROOM 2:

Approx. 9'8 x 9'8. This is a well presented, spacious double bedroom with double shelved and hanging wardrobes with sliding mirror doors. An access hatch leads into the eaves for additional storage space which also houses the gas central heating boiler and water tank. There is a side facing window and a radiator.

SHOWER ROOM:

Approx. 5'6 x 7'2. A delightful tiled family shower room with modern vanity unit incorporating a wash hand basin and wc with a large mirror and spotlights above. There is a corner shower cubicle housing a power shower, spotlights to the ceiling, a heated towel rail and tiled floor with under floor heating.





UPPER HALLWAY:

Giving access to bedroom 3 which is an ideal guest room with en-suite.

BEDROOM 3:

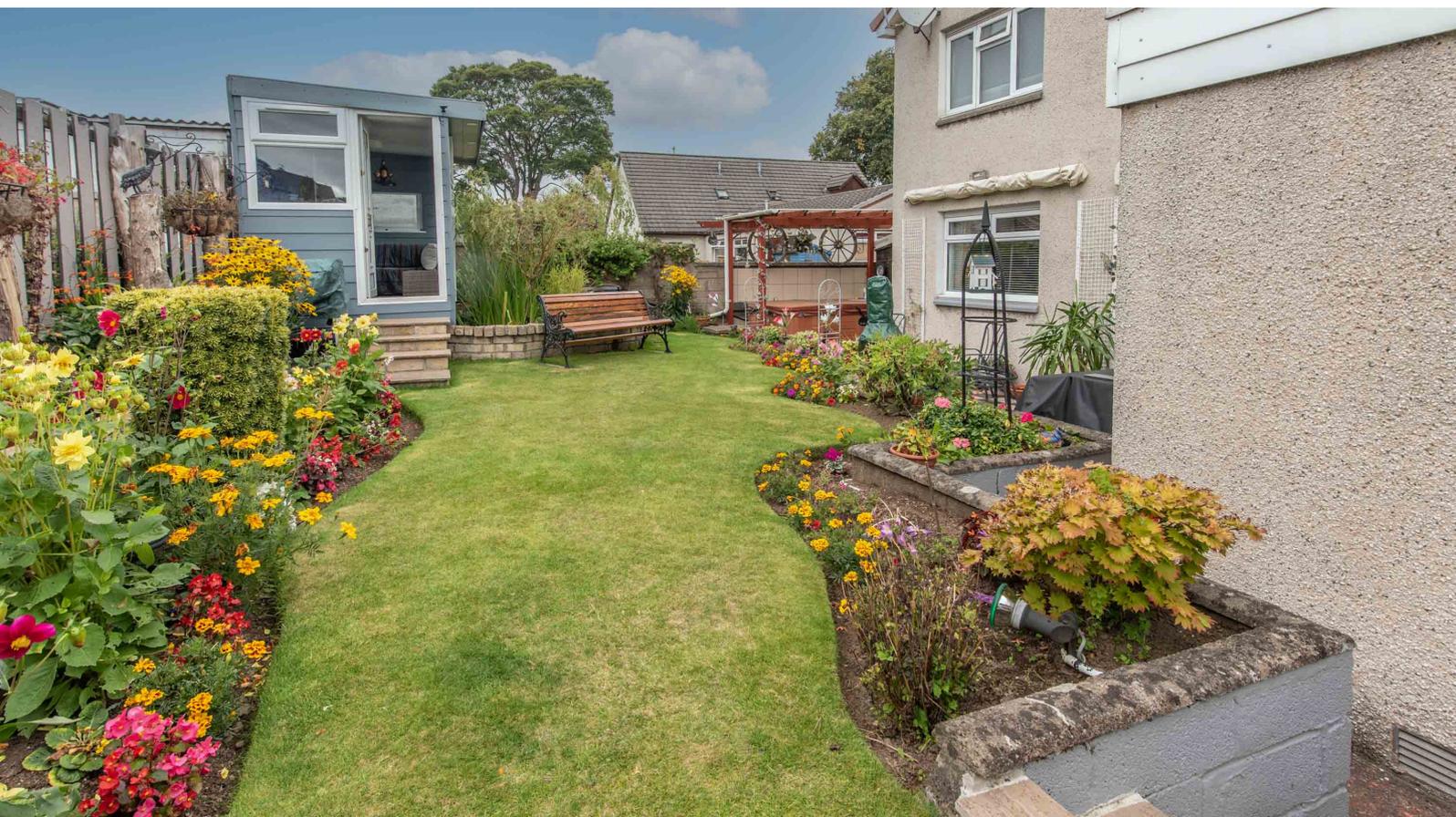
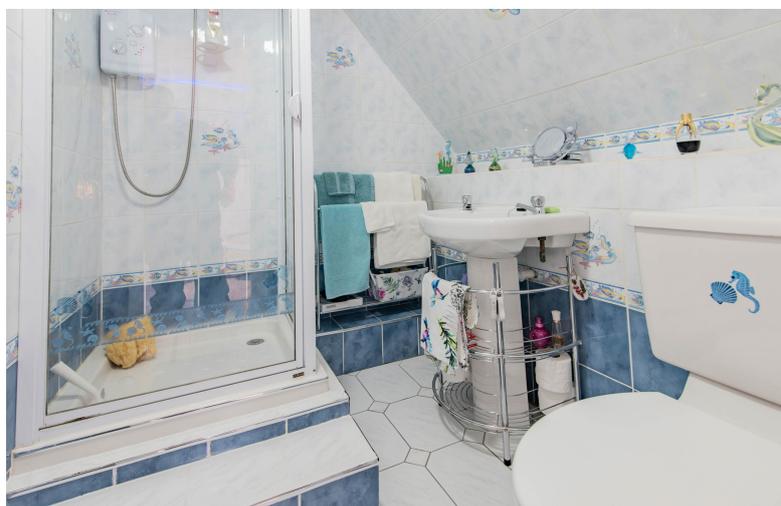
Approx. 13' x 17'3. An exceptionally bright and spacious bedroom with rear facing window and side facing Velux window. There is a hanging wardrobe with access from here into the eaves for additional storage, and there is a radiator.

EN-SUITE:

Approx. 5'9 x 6'8. There is a two piece white suite with a separate shower cubicle housing an electric shower, bathroom fittings, tiled flooring and a radiator.

GARAGE:

Approx. 10'10 x 22'7. A spacious garage with electric door, a side facing window, electricity, light, hot and cold water taps, and ample storage units.





Property Professionals



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