



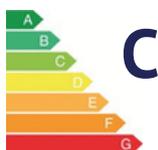
**11 CAIRNWELL GARDENS, BROUGHTY FERRY,
DUNDEE, DD5 3XH**

**SUPERIOR DETACHED
VILLA**



Key Features

- Set within a very desirable location convenient for local schools and amenities.
- With a delightful outlook over the woodland.
- Gas central heating & double glazing.
- Front garden with large lock-block driveway leading to a detached double garage.
- Enclosed south facing rear garden with 2 sunny patios, tiered lawn and water tap.



OFFERS OVER
£350,000

Property Description

We are delighted to offer to the market this impressive SUPERIOR DETACHED VILLA which is located within a prestigious development of similarly styled luxury properties. This spacious family home enjoys an enviable location with a delightful outlook of the woodland and is ideally situated close to all local amenities and services including primary and secondary schools as well as the popular Bell Tree area with shops, chemist and local hotel. Presented to a high standard with spacious rooms, the property has been well maintained and tastefully decorated with Karndean flooring, blinds and some light fittings included. Set over two floors there is a large dual aspect lounge with dining area, a family room/5th bedroom, dining kitchen & conveniently located wc. On the upper floor are three bedrooms and an impressive master bedroom with a generous size en-suite shower room, and there is also a family bathroom. The property has the advantage of a front garden with large lock-block driveway leading to a detached double garage. To the rear is an enclosed south facing garden with raised sunny patio and lawn, there is also an additional sunny patio area which captures the evening sun. Viewing is highly recommended to appreciate this delightful family home set within a very popular area.

ACCOMMODATION:

Hallway, lounge with dining area, dining kitchen, family room/5th bedroom, wc, 3 bedrooms, master bedroom with en-suite shower room and a family bathroom.

HALLWAY:

Entry is via a double glazed front door into this spacious and extremely attractive, welcoming hallway with a wooden staircase leading to the upper floor, an under stair storage cupboard housing the electric fuse box, a cloaks cupboard, wood effect laminate flooring and a radiator.

WC:

Approx. 4' x 5'7". A conveniently located wc with a two piece white suite with modern vertical radiator, Expelair, bathroom fittings and tiled floor.

LOUNGE WITH DINING AREA:

Approx. 13'5 x 28'2". A spacious lounge with dining area which has both front and rear facing bay windows offering a delightful outlook towards the woodland and over the rear garden. There is ample room for furnishings, TV, internet and telephone points, two modern radiators and wood effect Karndean flooring.

DINING KITCHEN:

Approx. 20'7 x 9'2". A spacious dining kitchen finished with Karndean flooring which gives access into and overlooks the rear garden. The kitchen area is fitted with modern base and wall units with work surfaces incorporating a double bowl sink with mixer tap. There is an integrated dishwasher, freezer and an electric stainless steel double oven, gas hob with stainless steel splashback and hood above. The dining area has ample room for a table and chairs, TV point and radiator and from here patio doors lead out into the sunny rear garden.

UTILITY ROOM:

Approx. 7'6 x 5'2". Fitted with base units with work surfaces incorporating a stainless steel sink with mixer tap, plumbed space for an automatic washing machine, space for a tumble dryer, the central heating boiler, an Expelair, radiator and Karndean flooring. From here a side door gives access out into the garden.

FAMILY ROOM/BEDROOM 5:

Approx. 8'8 x 10'. A delightful well proportioned versatile room presently utilised as a games/family room but with ample room as a bedroom with front facing window, TV point and a radiator.



UPPER HALLWAY:

A spacious upper hallway with a double shelved storage cupboard, an access hatch leading into the loft and a radiator.

BEDROOM 1:

Approx. 11'3 x 16'3. An exceptionally spacious front facing master bedroom with a pleasant open outlook towards the woodland with two double shelved and hanging wardrobes with modern opaque sliding doors, ample room for furnishings, TV and telephone points and radiator.

EN-SUITE:

Approx. 9'8 x 8'5. An impressive tiled en-suite shower room with side and rear facing windows with double wash hand basins and a wc incorporated within a vanity unit with large mirror above. There is a double shower enclosure housing a power shower, an Expalair, tiled flooring, a cupboard housing the water tank, and a radiator.

BEDROOM 2:

Approx. 11'8 x 10'8. A delightful well proportioned front facing bedroom which overlooks the woodland with a double shelved and hanging wardrobe, TV point and a radiator.

BEDROOM 3:

Approx. 10'2 x 10'2. A generous size rear facing double bedroom with a double shelved and hanging wardrobe, TV point, and a radiator.

BEDROOM 4:

Approx. 11'8 x 8'6. Rear facing, this bedroom also has a double shelved and hanging wardrobe, and a radiator.

FAMILY BATHROOM:

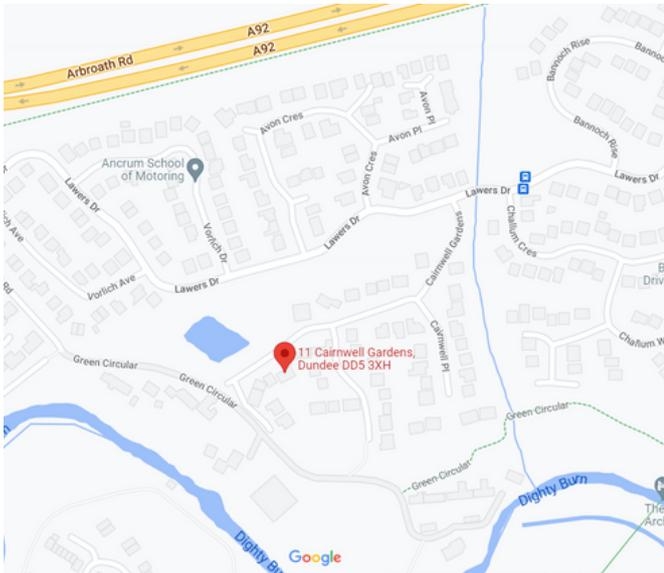
Approx. 8'8 x 6'2. A front facing family bathroom fitted with a 3 piece white suite with the wc and wash hand basin incorporated within a vanity unit with a large mirror above, and bath with over the bath shower. There are bathroom fittings, spotlights to the ceiling, tiled floor, an Expelair and a radiator.

DOUBLE GARAGE:

Approx. 18'6 x 18'6. A generous size double garage is reached by a large lock block driveway which provides parking for several cars. The garage has power and light, and ample room shelving.



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.

Connelly & Yeoman
Solicitors Estate Agents

tspc

Connect with us

