



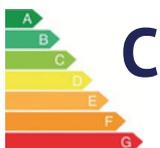
15 STRATHISLA ROAD, BROUGHTY FERRY,
DD5 1QA

DETACHED VILLA



Key Features

- Set within a very desirable location in Broughty Ferry.
- A bright spacious family home of generous proportions • Gas central heating & Double glazing.
- Enclosed rear garden neatly laid out with lawn, seating area and established shrubs.
- Driveway leading to a large detached garage.



OFFERS OVER

£240,000

Property Description

This deceptively spacious DETACHED VILLA is located within a very popular residential area of Broughty Ferry and has easy access to all local amenities and services as well as into Dundee. The property offers bright spacious room and has the advantage of a driveway leading to a large detached garage with driveway parking. Decorated in neutral tones with gas central heating and double glazing, there is a spacious lounge, dining room, kitchen, conveniently located bedroom and family bathroom. On the upper floor are a further 2 generously proportioned double bedrooms and 2 large storage cupboards. Outside a driveway offers off street parking and leads to a large detached garage. The front garden is neatly laid out with a lawn and established shrubs and to the rear is an enclosed, south facing garden with lawn, established shrubs and store.

ACCOMMODATION:

Vestibule, hallway, Lounge, Dining Room, Kitchen, 3 Bedrooms, Family Bathroom.

VESTIBULE AND HALLWAY:

Entry is via a double glazed door into the vestibule and from here a glass door leads into the hallway. Here there is a cloaks cupboard, and radiator.

LOUNGE:

Approx. 11'10 x 15'7. A bright spacious lounge with large front facing window, fireplace with wooden mantel and marble hearth incorporating an electric fire.

DINING ROOM:

Approx. 13'5 x 10'8. A spacious dining room with staircase leading to the upper floor with rear facing window looking onto the garden, ample room for furnishings and a radiator.

KITCHEN:

Approx. 12'10 x 11'4. Over looking and giving access into the rear garden the kitchen is fitted with base and wall units with coordinating work surfaces incorporating a stainless steel sinks. There is an electric oven and hob with extractor hood above, plumbed space for an automatic washing machine, an integrated fridge and freezer, and a breakfast seating area.

FAMILY BATHROOM:

Approx. 6'5 x 6'6. A side facing tiled bathroom with a 3 piece white suite with an over the bath shower, tiled floor and a heated towel rail.

BEDROOM 3:

Approx. 10'3 x 10'8. A delightful well proportioned bedroom which overlooks the front of the property with ample room for furnishings and a radiator.



UPPER HALLWAY:

A spacious upper hallway with 2 large storage cupboards with lights, further eave storage and access into the loft.

Cupboard 1: 4'6 x 8'8. With light.

Cupboard 2: 6'6 x 5'5. With access into the eaves.

BEDROOM 1:

Approx. 11'9 x 12'. An exceptionally spacious bedroom with one wall having shelved and hanging wardrobes, ample room for furnishings and a radiator.

BEDROOM 2:

Approx. 14'9 x 7'4. A delightful well proportioned rear facing bedroom which overlooks the rear garden, and a radiator.

OUTSIDE STORE:

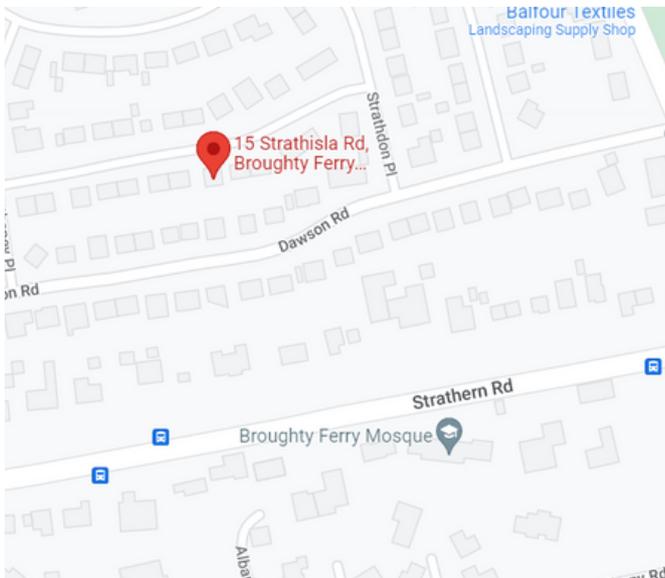
Approx. 10'2 x 7'3. A useful store with power and light.

GARAGE:

Approx. 10'6 x 42'. A generous size garage with power points and light and side door leading into the rear garden.



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
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