

Connelly Yeoman

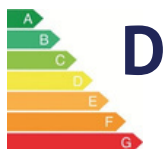


**51 MONIFIETH ROAD,
BROUGHTY FERRY, DD5 2RW**

**TRADITIONAL STYLED
SEMI DETACHED VILLA**



- Set within a very desirable, sought after location close to central Broughty Ferry
- An immaculately presented home offering spacious and adaptable accommodation
 - Gas fired central heating and Double glazing
- Paved driveway, large Garage, beautiful Gardens to the front and rear



OFFERS OVER
£375,000

Property Description

This traditional styled and very distinctive SEMI DETACHED VILLA is located in a highly sought after area of Broughty Ferry, within minutes' reach of all central Broughty Ferry amenities, including the vast array of shopping, entertainment and dining venues, the glorious and recently upgraded seafront area of the River Tay estuary and beach areas offering various leisure pursuits. The main East Coast railway station in Broughty Ferry is within easy walking distance for easy commuting in both directions, Aberdeen and Edinburgh, and there is a frequent bus route close-by. This charming and well presented property offers spacious, well proportioned accommodation over two levels and retains many original and characterful features, including beamed ceilings. There are also the benefits from Gas fired central heating and Georgian styled Double glazed windows. There are delightful, established gardens to the front and rear of the property, with front entrance gates leading to the PatternPaved driveway area affording off-street car parking for several cars and leading to the large Detached Garage. The established rear garden is neatly laid out with patio areas, lawn and mature shrub borders. A Summerhouse and Greenhouse are included in the sale. Early viewing of this most attractive property is highly recommended to appreciate.

ACCOMMODATION:

Vestibule & Reception Hallway, Cloakroom/WC, Lounge, Dining Room, Kitchen, Utility; Upper floor:- 3 spacious Bedrooms, Shower Room

VESTIBULE & RECEPTION HALLWAY:

Enter through original double opening front entrance door into the Vestibule, with a quarry tiled floor. Glass panelled door leads into the Reception Hallway.

HALLWAY: Approx. 16'5 x 10'8. A spacious and welcoming Hallway, with staircase leading to the upper floor and an under-stair storage cupboard. Feature Oak flooring. CH Radiator. Feature beamed ceiling. Access from the Hallway into the Lounge and a glass panelled door into the Kitchen.

CLOAKROOM/WC: Approx. 5'8 x 7'7. Comprising a vanity unit incorporating the wash-hand basin. Toilet/WC. Wet wall panelling finish. Coats storage. Cupboard housing the electric fuse box and meter and further overhead storage cupboard.

LOUNGE:

Approx. 13'3 x 17'7 into the front-facing bay window. A spacious Lounge with feature Wood burning stove set on a tiled hearth with wooden plinth above. Shelved alcove with storage cupboard underneath. Feature beamed ceiling. CH Radiator. Oak flooring which is continued through into the Dining Room. Double opening glass doors lead through into the Dining Room.

KITCHEN:

Approx. 10'6 x 11'4. The kitchen is fitted with a good range of modern base and wall mounted units, worktop surfaces incorporating a sink with mixer tap. Modern tiled walls/splashbacks. Built-in stainless steel Double Oven with Induction Hob and extractor hood above. The automatic washing machine together with a slim-line Dishwasher, are both included in the sale. Integrated Fridge and Freezer. Breakfast bar seating area. CH Radiator. Feature beamed ceiling and Amtico flooring. Rear-facing window overlooking the garden. Side entrance door.

UTILITY:

Approx. 7'4 x 3'7 which houses the Gas central heating boiler, and has a side-facing window and wall shelving.

DINING ROOM:

Approx. 13'3 x 14'4. Another spacious public room, with double French doors leading out into the rear garden. Feature beamed ceiling. Shelved alcove with glass display and storage cupboard underneath. CH Radiator.



UPPER FLOOR:

Attractive staircase with wooden balustrade leads to the upper floor accommodation. Large, side-facing window to the stairwell. On the upper floor landing area there is an access hatch with loft ladder leading into the loft space.

MASTER BEDROOM:

Approx. 13'4 x 17'10. A spacious and well proportioned main Bedroom with a large, front-facing window. Inset ceiling spotlights. Ample space for bedroom furnishings (wardrobe included) CH Radiator.

BEDROOM 2:

Approx. 13'2 x 17'4. Another generously proportioned bedroom, with rear-facing window. Ample space for bedroom furnishings (wardrobe included). Inset ceiling spotlights. CH Radiator.

BEDROOM 3:

Approx. 10'10 x 9'7. Spacious bedroom with side-facing window, with wardrobe included, and inset ceiling spotlights. CH Radiator.

FAMILY SHOWER ROOM:

Approx. 10'7 x 7'6. Comprising a vanity unit incorporating the wash-hand basin, WC and a large shower enclosure housing a power shower with hand-held and deluge shower attachments. Modern, neutral wall tiling, Amtico flooring and side-facing window. Inset ceiling spotlights. CH Radiator.

GARDENS & GARAGE:

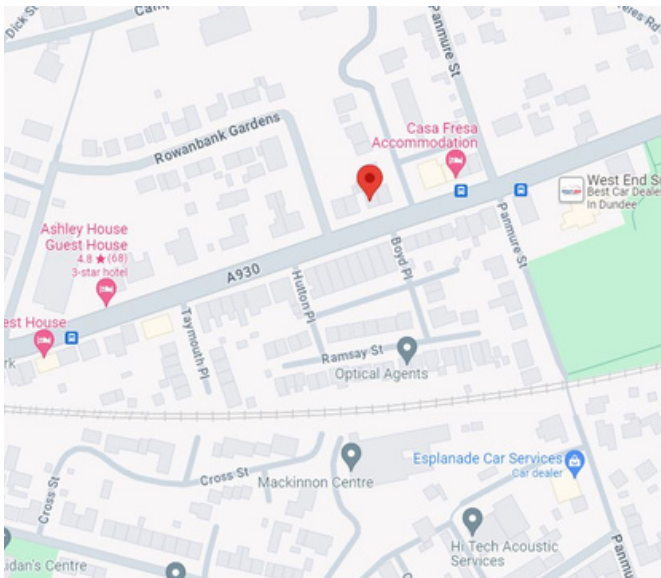
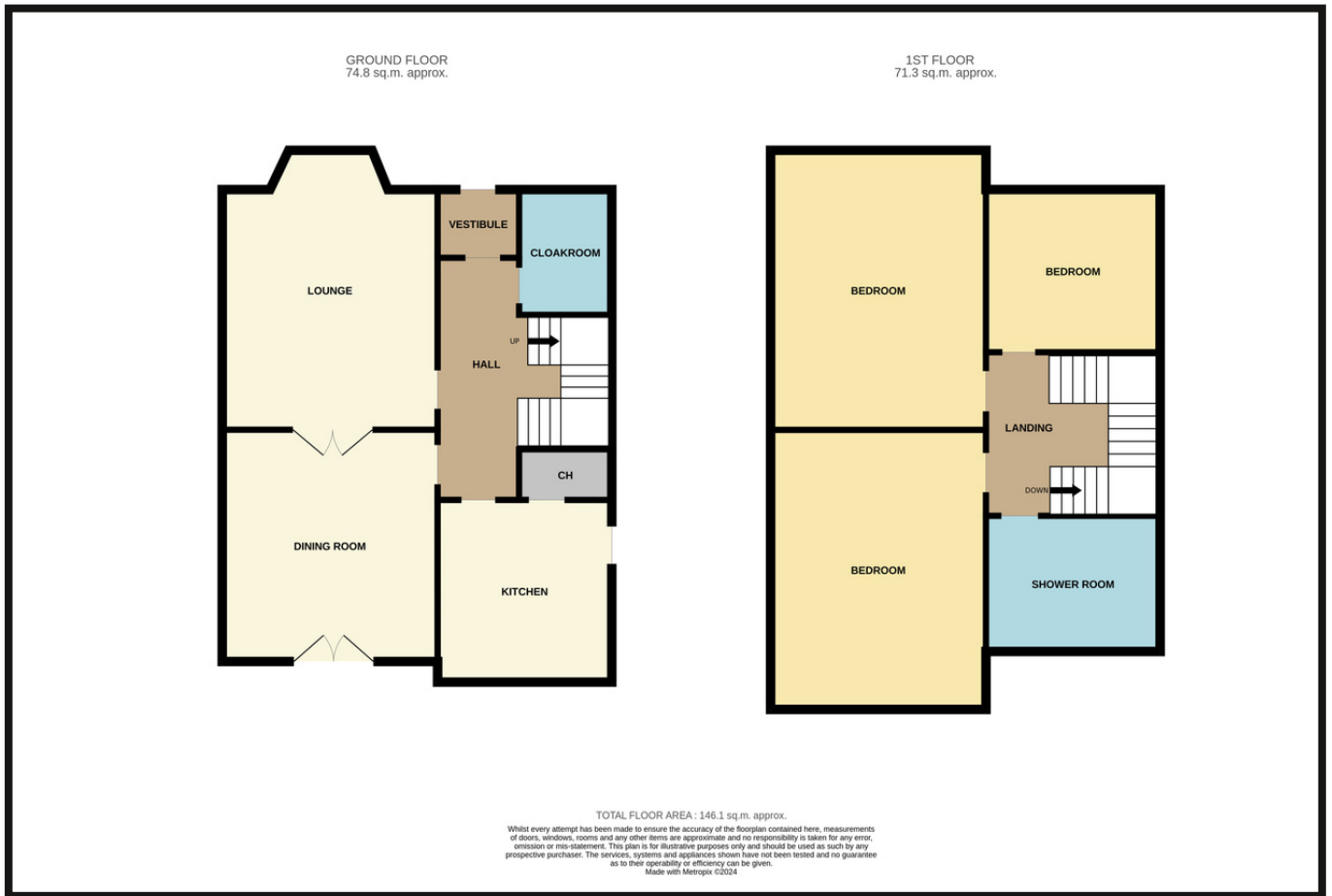
Double gates lead into the property, with a PatternPaved driveway which affords ample off-road car parking for several cars and leads to the large Detached Garage. Border with mature shrubs and plants.

DETACHED GARAGE: Approx. 11'10 x 23'6 with power and light, water tap.

The delightful rear garden is neatly laid out in patio area which flows into the lawn with borders of mature shrubs and plants. There is a further area of garden which enjoys a very sunny aspect, with a Summerhouse and Greenhouse included. Brick-built adjoining Outhouses to the rear of the property.



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.

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