

Connelly Yeoman



6 LARGO PLACE, BROUGHTY FERRY, DD5 3SB

SEMI DETACHED VILLA



Key Features

- Bright, spacious semi detached villa. • Within a quiet cul-de-sac in popular Broughty Ferry.
 - Gas Central Heating and Double Glazing.
- Large print block driveway leading to a garage. • Well maintained front and rear gardens.



OFFERS OVER
£190,000

Property Description

This charming, bright and airy semi detached villa is ideally situated within a quiet cul-de-sac in a very desirable residential area of Broughty Ferry. The property is well presented and enjoys the benefit of a recently installed gas central boiler, double glazing and ample storage and comprises of a spacious lounge, dining kitchen, wc, 2 double bedrooms, boxroom/study, and shower room. Outside there is a large driveway providing parking for several cars leading to a single garage. To the front is a delightful, well presented garden and to the rear is a sunny secluded garden with sunny patio area and greenhouse.

ACCOMMODATION:

Lounge, Dining Kitchen, WC, 2 bedrooms, Boxroom/Study, and Shower Room

ENTRANCE HALLWAY:

Entry is via a double glazed door with glass side panels into the hallway. The hallway has a balustrade staircase leading to the upper floor. There is a radiator and a conveniently located WC with vanity to the wash hand basin, wet wall and spot lights. From here there is access into a large under stairs storage area which houses the gas central heating boiler.

LOUNGE:

Approx. 12'10 x 11'9. A glass panelled door with glass side panels leads into a bright and spacious lounge with a large front facing window. The focal point of the room is an ornated feature marble fire place and hearth surrounding an electric fire. There is wood effect flooring which flows through from the hallway and a radiator. A second glass panelled door leads through to a spacious dining kitchen.

DINING KITCHEN:

Approx. 19'9 x 7'8. The dining portion of the room has large patio doors which lead out into a secluded garden. The floor is tiled through out and the kitchen is fitted with modern base and wall units and co-ordinating work surfaces incorporating a stainless steel sink with mixer tap. There is an integrated fridge and freezer and plumb space for a washing machine which is included in the sale. The oven is electric and the hob gas with extractor hood and splash back behind. A nice touch is the under unit lighting creating a bright kitchen with a rear facing window overlooking the garden.



BEDROOM 1:

Approx. 12'6 x 9'10. A good sized rear facing double room with bedroom fittings to include shelved and hanging wardrobe and drawer fittings. With laminate flooring and a radiator.

BEDROOM 2:

Approx. 12'7 x 9'8. A spacious double bedroom with front facing window and a fitted wardrobe with shelved and hanging space and sliding mirrored doors.

BOXROOM/STUDY:

Approx. 7' x 5'5. Front facing box room

SHOWER ROOM:

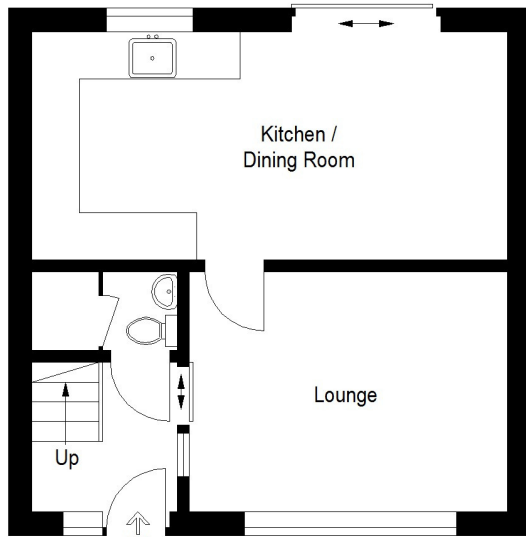
Approx. 6'9 X 4'5. With vanity unit incorporating wash hand basin and corner shower cubicle housing an electric shower and WC. Tiled walls and flooring with spot lights and heated towel rail complete this modern shower room.

GARDEN:

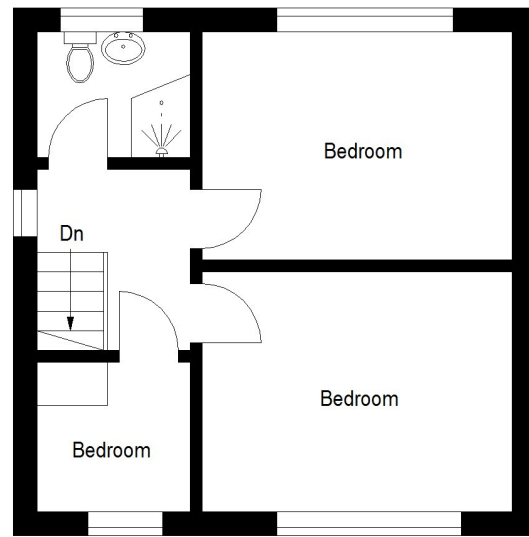
The front and rear gardens are easy to maintain and are neatly laid to lawn with areas of stone chipping and a pathway leading to a patio. The driveway has been blocked printed and gives ample space for parking for several cars. There is a garage with an electric door power and light and a greenhouse.



Property Professionals

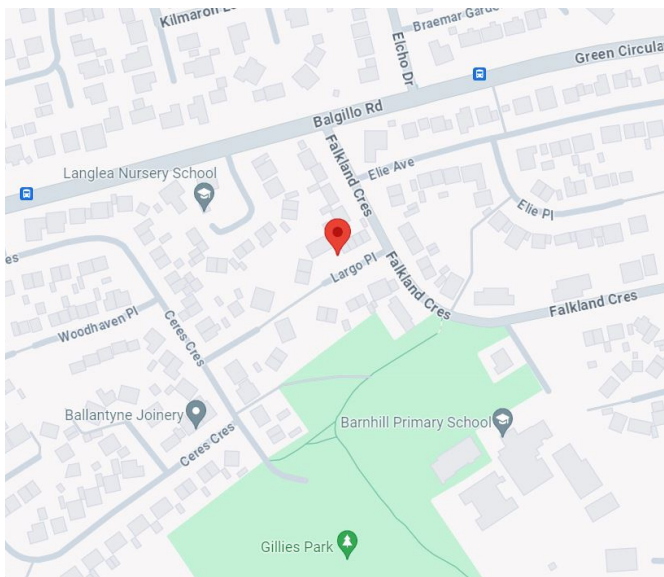


Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID1061636 / Ref:87482)



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