

Connelly Yeoman



57 BALGILLO ROAD, BROUGHTY FERRY,
DUNDEE DD5 3LY

DETACHED TRADITIONAL
PROPERTY



- Traditional style detached Farmhouse with many original features
- Set within a very desirable location close to popular schools, transport links and shops
 - Driveway providing off-street parking and with a detached garage
 - Established garden with shrubs and fruit trees



OFFERS OVER
£300,000

Property Description

This TRADITIONAL DETACHED HOME dates back to approx. 1865 and is the original farmhouse of West Balgillo Farm. Full of character and charm, this spacious traditional family home offers the buyer a unique opportunity to purchase a one-off home in popular Broughty Ferry. With many traditional features still on show, the current owners have undertaken a variety of restoration measures including insulation, roof works and stone pointing and it has been recently rewired and this home is now ready for the new owners to add their own decor and make it their family home.

The property is conveniently located close to popular primary and secondary schools, as well as local services to include shops, railway station and the A92 giving easy access to Dundee. The property has the benefit of a new gas central heating boiler and radiators and comprises of a hallway, downstairs WC, sunroom, sitting room, family room, farmhouse style kitchen with breakfast bar area, four bedrooms and a shower room. Outside comprises of established shrubs and fruit trees with a south facing patio area. Driveway offering off-street parking leads to a detached garage with an up and over garage door. Wooden shed providing additional storage.

ACCOMMODATION:

Hallway, downstairs WC, Sunroom, Sitting Room, Family Room/Dining Room, Kitchen, four bedrooms and a Shower Room.

HALLWAY:

Enter into a vestibule. Glass panel door leads into a Hallway with a cupboard housing the new gas central heating boiler and radiators. Storage cupboard houses the gas meter. Access into downstairs bathroom. Staircase leading to the upper floor with understairs cloak cupboard.

DOWNSTAIRS WC:

Approx. 11' x 5'9". Side facing window. Bath with over the bath electric shower, wash hand basin and WC. Tiled to bath area with modern tiling. Large mirror. Spotlights to the ceiling. Heated towel rail. Bathroom fittings and tiled floor.

SUNROOM:

Approx. 15'5' x 8'. Sunroom overlooks and provides access out into the rear garden.

SITTING ROOM:

Approx. 18' x 13'5". Rear facing window looking out over the garden. Feature tiled fireplace with hearth and a wooden fire surround incorporating a wood burning stove (not connected). Original wooden floor and a vertical radiator.

FAMILY ROOM:

Approx. 17'8' x 12'8". Feature fireplace with a stone hearth tiled in-lay and a wooden fire surround incorporating a wood burning stove. Modern vertical radiator. Original wooden floor. Open into the Kitchen. Double patio doors lead out into the garden at the rear.

FARMHOUSE STYLE KITCHEN:

Approx. 15'4' x 11'4". Base and wall-mounted units with wooden work surfaces incorporating a double Belfast-style sink with mixer tap. Rangemaster cooker with double oven and five burner gas hob with extractor hood above. Plumbed space for an automatic washing machine. Central island providing storage with a breakfast bar seating area. Storage cupboard off from the Kitchen and radiator.

BEDROOM 4:

Approx. 13'8' x 10'5". Side facing window. Radiator.



UPPER HALLWAY:

Access hatch leading into the loft. Shelved storage area.

BEDROOM 1:

Approx. 16'3" x 21'2" (to Bay Window). Rear facing bay window looking out onto the garden. Double bedroom.

BEDROOM 2:

Approx. 13'5" x 21'2" (to Bay Window). Rear facing bay window.

BEDROOM 3:

Approx. 11'4" x 11'4". Rear facing window. Radiator.

SHOWER ROOM:

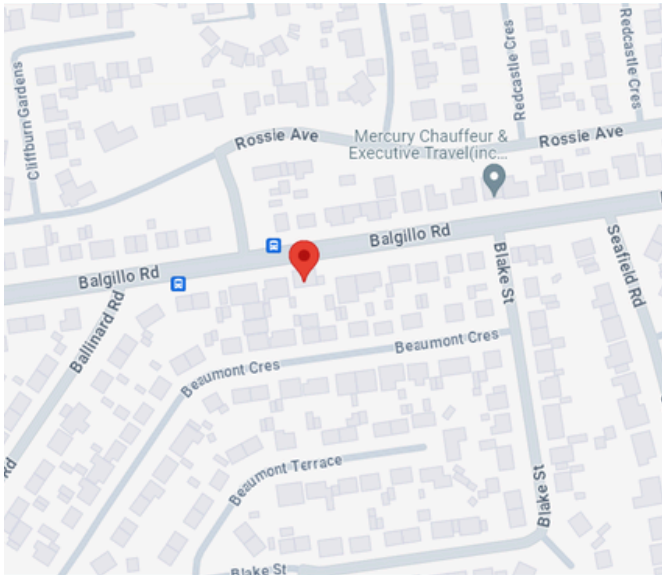
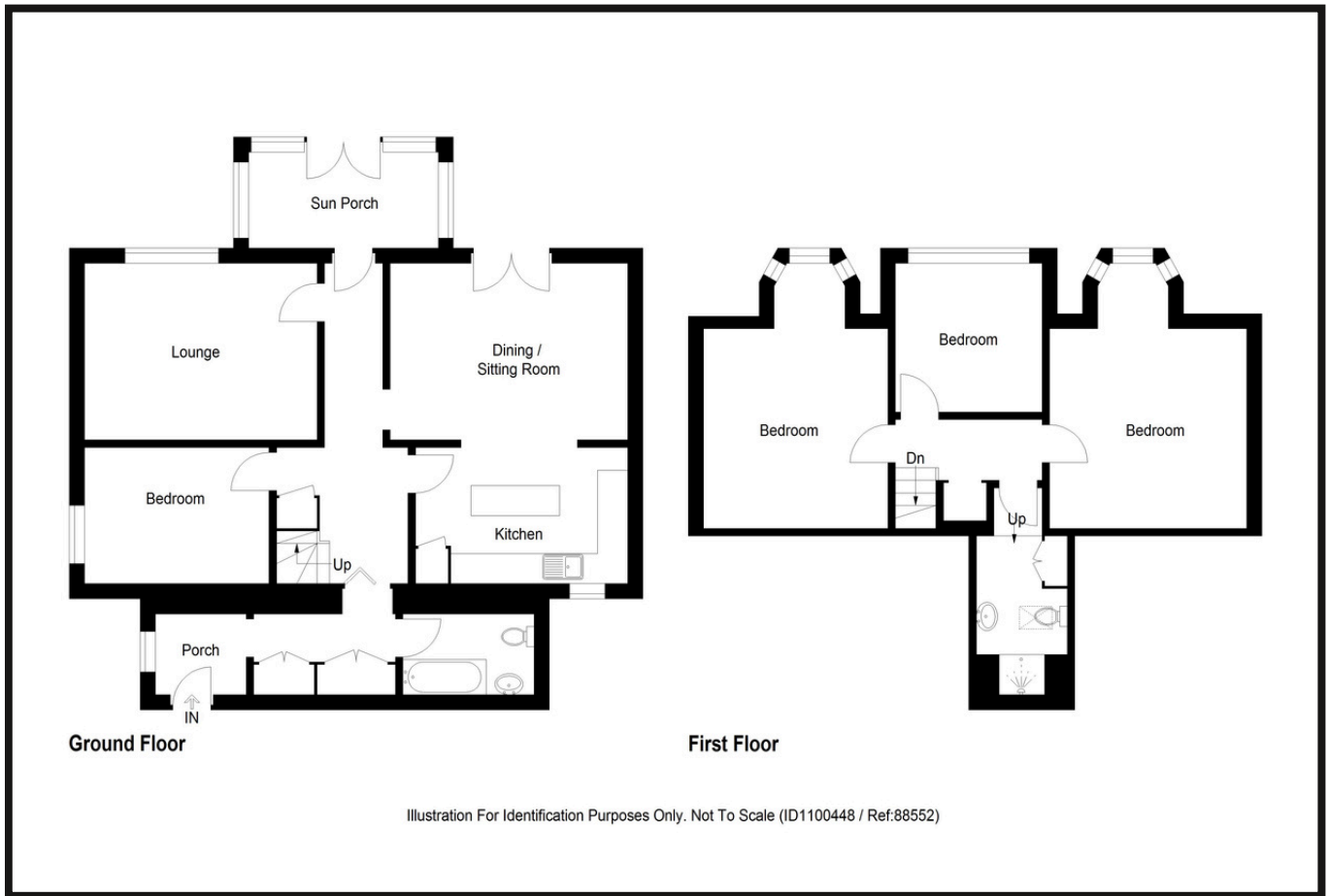
Approx. 10'5" (widest) x 13'4" (longest). Side facing skylight window. Wash hand basin, WC and large shower cubicle housing a deluge and hand-held attachments. Finished with modern wet wall and mosaic tiling in shower area. Heated towel rail. Shelved storage area with access into the eaves for further storage.

OUTSIDE:

Traditional style garden comprising of lawn, established shrubs and fruit trees. South facing with a patio area. Wooden shed. Driveway providing off-street parking leading to a detached garage with power and light incorporating a storage / bar area and with an up and over garage door.



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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