



Alan E Masterton
SOLICITORS & ESTATE AGENT

DD5 ESTATE
AGENTS

12-14 Maule Street, Monifieth, Angus
DD5 4JN, DX556490
t.01382 539313 f.0845 643 1609
e.info@legaleagles.tv w.legaleagles.tv



www.legaleagles.tv

17 Falkland Crescent, Broughty Ferry, Dundee, DD5 3SQ

Offers Over £189,950

Semi-Detached Villa

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Semi-Detached Villa

17 Falkland Crescent, Broughty Ferry, Dundee, DD5 3SQ

Situated in a popular residential area of Broughty Ferry within a short walking distance of the town centre, Broughty Ferry seafront, we are delighted to offer for sale this immaculate Betts "Almond" semi-detached villa. Located in a quiet street of mixed and similar type properties. The front garden is easily maintained, tastefully designed monobloc driveway with former lawn area laid in stone chip, the rear garden is also hard landscaped and provides an ideal sun trap in the summer months. Spanning two floors, commencing with the bright and spacious entrance vestibule and hallway, the extremely well-proportioned lounge is bathed in light from the large panoramic north facing double glazed window. The dining area and kitchen are accessed directly off the lounge and the rear hardwood door allows direct access to the rear garden; the garage can also be accessed from the rear of the house and driveway. The kitchen area comprises a good range of floor and wall storage kitchen units with an ideal dining/sitting area. The separate dining room would easily convert to bedroom 4/study/office, the kitchen window is south facing overlooking the rear garden area of the property. On the upper floor there are three bedrooms, two of which overlook the rear aspect of the home and one has a large double glazed window which allows the bedrooms to be bathed in light for the majority of the day. The larger of the double bedrooms is situated to the front of the property. The bathroom can be found on the lower floor accessed from the hall and consists of wc, sink and bath with electric shower and tastefully tiled throughout, the owners have instructed and paid for new front and rear main doors and the windows in the rear sitting area adjoining the kitchen are to benefit from the replacement of the present windows with new upvc double glazed units, the owners can show any viewers the brochure with photos of the new doors and window units to be fitted within the next few weeks (the installation was delayed due to Covid impact on the manufacturers). The property is served by gas combi central heating boiler replaced in December 2019 at a cost of £3,600 and is sold with all floor coverings and blinds where fitted, all light fittings are included in the price. The property is pristine and is in move-in condition, a definite must-view property. Only after internal viewing can justice be done to the potential of this spacious accommodation which could provide an ideal family home, early viewing is therefore highly recommended.

Entrance Porch:

1.09m x 1.97m:

Ideal bright and airy porch overlooking the front aspect of the home (new composite door to be installed).

Hall:

An extremely bright and spacious hall, large built-in storage cupboard with shelf units, stairs to upper level, feature oak staircase, laminate flooring, Radiator.

Lounge:

3.55m x 4.09m:

An extremely spacious family living space, the attractive feature of this room is the panoramic north facing double glazed window which allows the light to stream in to the room for the majority of the day adding to the comfort and feel of this room, access to the kitchen is accessed through the Rennie Mackintosh © style half glazed oak veneer door, oak laminate flooring, radiator.

Kitchen:

3.15m x 2.55m:

Fitted with a comprehensive range of dark cherry wood finish wall and storage base units. Partially tiled with contrasting worktops, stainless steel sink with pillar tap, 4 burner gas hob with recirculating hood, the dining area is large enough to accommodate a weekday dining table and chairs, double glazed window overlooks the rear of property and the hardwood door allows access to the garden patio area (the windows in the dining area and also the rear access door are to be replaced by new double glazed units and a new exterior upvc security door within the next few weeks), tiled flooring, radiator.

Dining/Sitting area:

2.83m x 1.88m:

Adjoining the kitchen area, provides a bright outlook over the rear garden area and could be utilised as an ideal sitting area or space enough for a weekday dining table and chairs.

Bedroom 4/Dining Room/Office study:

3.58m x 2.55m :

Ideal additional bedroom space presently utilised as a formal dining room, would make an ideal home study/office overlooking the rear aspect of the home, oak laminate flooring, radiator.

Family Bathroom: 1.99m x 2.08m:

Contemporary styled bathroom comprises vanity unit sink with concealed cistern providing additional bathroom storage, programmable thermostatic underfloor heating, bath with electric shower over the bath, bi-fold glass shower screen. Upvc opaque double-glazed window overlooks the side elevation of the property, fully tiled in tasteful Italian design tiles, floor tiling.

Upper Floor:

Galleried landing, hatch to attic space.

Master Bedroom:

4.58m x 2.61m:

A generous sized bright and airy room with south facing large upvc double glazed window, carpeted, radiator.

Bedroom 2:

3.44m x 2.57m:

Another generous sized north facing room with white upvc double glazed window to the front aspect of the property, built-in wardrobe, laminate flooring, radiator.

Bedroom 3:

2.40m x 3.63m:

Another bright double bedroom with a upvc double glazed window to the rear aspect of the property, an ideal youngsters' bedroom or house study, built-in double wardrobe, laminate flooring, radiator.

Rear Garden:

Comprises split-level stepped hard landscaped areas for ease of maintenance, drying area, patio and garage.

Front Garden:

Laid in stone chip for ease of maintenance, monobloc© driveway to the front aspect of the home and garage, enough parking space for 3 average saloon cars with ease.

Garage:

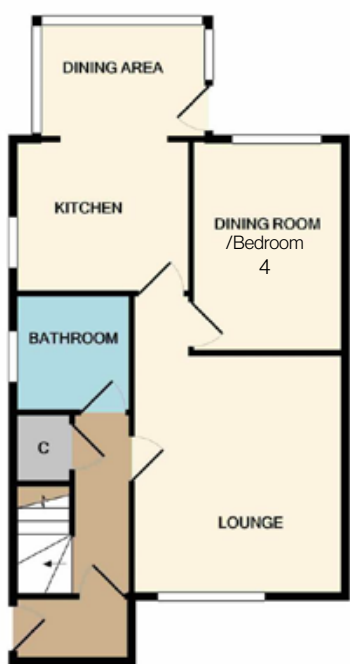
Single garage with up and over type galvanised steel door with pedestrian side access door, ideal storage for one vehicle or more usual these days the garden trampoline with a myriad of children's garden toys.







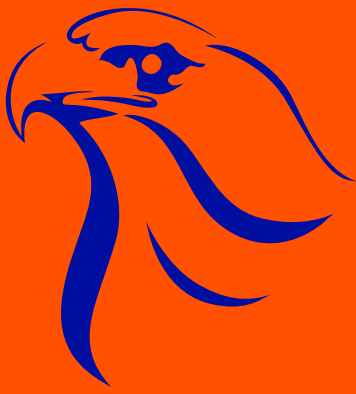




GROUND FLOOR



1ST FLOOR



Alan E Masterton

SOLICITORS & ESTATE AGENT

12-14 Maule Street,
Monifieth, Angus
DD5 4JN
LP-1 Monifieth

52a Church Street,
Broughty Ferry
Dundee DD5 1HB
Phone: 01382 539 313

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w. legaleagles.tv

Home Report

Please visit our own website at www.legaleagles.tv then select this property then select the "Home Report" button and the Home Report will display within 5 seconds.

Council Tax

D (Dundee City Council 05/09/2020)

EPC Rating:

C

Travel Directions

Proceeding east from Dundee on the Arbroath Road, take the third exit on the first roundabout past Claypotts Junction on the A92 in to Balgillo Road East, proceed for 150 yards and turn left in to Balgillo Road, proceed for approximately half a mile and Falkland Crescent is to your right, turn in to the Crescent and number 17 is 800 yards to your right, one of our bright for sale boards is positioned within the front garden to assist with locating the property.

7 day Viewing Call Centre:

By prior appointment only through our viewings call centre Ph: 01382 539313, weekdays 9am to 9pm, Saturday and Sunday 10am to 4pm to arrange your 15-minute viewing slot (viewings must be arranged at least 24 hours before your requested viewing date/time).

Covid-19 Period Viewings:

Viewings are permitted with a maximum of two adults visiting the property, no children are allowed at these viewings for the time being, all viewers must wear face coverings and come equipped with their own hand sanitizer, the sellers have been advised to wear face coverings and provide hand sanitizer to all viewers to their property during viewings, all doors will be left open during your viewing, please try to keep contact with all surfaces to a minimum for everyone's safety.

Note:

Whilst every care is taken to ensure these are correct, all sizes have been taken using laser measuring device and therefore no sizes or descriptions herein are guaranteed and do not form part of any contract to follow hereon. All measurements are approximate and for guidance only, all sizes are taken at the widest points for each room, unless otherwise specified. The agent has not tested and apparatus, equipment, fixtures, fittings or services and therefore we are unable to confirm the functionality or fitness for purpose of any such, any potential purchaser should check with their own legal advisor or suitably qualified surveyor on such issues, if the availability of children places at local or any school is an essential requirement with regard to advancing an offer for this property then potential purchasers should make their own enquires directly to the local education authority prior to submitting an offer for this property and satisfy themselves as to the position with school places prior to making any such offer, the sellers and their agents accept no responsibility whatsoever for ensuring school places are available or otherwise in any catchment area.

Attic space inspection policy: this firm do not indemnify viewers from any damage done to the property or to themselves as a result of viewer inspections of the attic space of properties marketed by us, if you wish to have the attic space inspected please instruct a qualified and indemnified surveyor or architect to do so, alternatively please advise this firm at the time of making your viewing appointment that you are prepared to undertake the responsibility for any damage that occurs to the property and/or your good self and we will prepare a form of undertaking for you to sign before you gain access to the attic space, (please bring photo id with you also) you should also bring along your own access ladders as none will be provided.

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Alan E Masterton Solicitors is the trading name of AEMS Ltd. Company Number SC0329130.
Registered office: 12-14 Maule Street, Monifieth, Angus DD5 4JN

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