



Alan E Masterton
SOLICITORS & ESTATE AGENT

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6 Alder Place, Broughty Ferry, DD5 3TR

Semi-Detached Villa



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Semi-Detached Villa

6 Alder Place, Broughty Ferry, DD5 3TR

Situated in a highly popular residential area of Broughty Ferry, we are delighted to offer for sale this immaculately presented 2 bedroomed family home.

Set within a quiet cul-de-sac of similar styled properties this superb modern semi-detached villa offers spacious, bright accommodation over two levels. Accommodation in full comprises of a bright lounge that leads into a modern kitchen/dining area through a set of glass paneled doors, the carpeted staircase gives access to 2 double bedrooms and large shower room.

This highly sought after area is close to all amenities and has close access to all bus routes, shops and schools. This quality property will attract a wide range of buyers looking to invest in a home of quality and space, early viewing is therefore highly recommended.

Property benefits from gas central heating and double glazing and is sold with all fitted floor coverings, light fittings and blinds where fitted.

Entrance Hall:

The home is accessed through a partially glazed white security door which gives access to the lounge and upper floor via a carpeted staircase, radiator.

Lounge: 3.9 x 4.5m

This family room is flooded with natural light from the dual aspect windows from the lounge and kitchen area. The lounge opens up into the kitchen/dining room through a set of glass paneled doors which gives this living area the feeling of space and lightness. The lounge also benefits from an area under the stairs large enough to accommodate a desk. Laminate flooring, radiator

Kitchen/Dining Room: 3.9 x 2.8m

The modern kitchen/dining room is bathed in light from its large window and French doors that overlook the rear garden. The fully fitted modern kitchen has an ample range of white gloss wall and floor cabinets with contrasting worktops, electric oven, 4 gas burner hob with hood extractor and glass splash back, integrated washer/dryer and fridge/freezer and under unit lighting. Laminate flooring, radiator.

Upper Floor:

Bedroom 1: 3.9 x 3.3m

A spacious double bedroom with window overlooking the front garden area. Built-in double wardrobe with sliding doors. Carpeted, radiator.

Bedroom 2: 2.3 x 3.4m

Another bright and airy room that overlooks the rear garden. Carpeted, radiator.

Family Shower Room : 1.5 x 2.7m

A large shower room that comprises of an offset quadrant shower cubicle with mains operative rainfall shower and tiled within, wash hand basin vanity unit providing additional useful storage, w.c., heated chrome towel rail, vinyl flooring, opaque window.

Garden:

Attractive, low maintenance garden areas to the front and back of the home. The front of the property is laid with astro turf and has a large driveway leading to the detached garage and rear garden. The garden area to the rear of the home is easily maintained and fully enclosed; laid mainly with astro turf with decking area providing an excellent BBQ/ Dining spot in the summer months.

Garage:

With light and power points installed, ideal additional storage or car storage facility, accessed from the an external door from the garden or from the white up and over door from the driveway.

Directions:

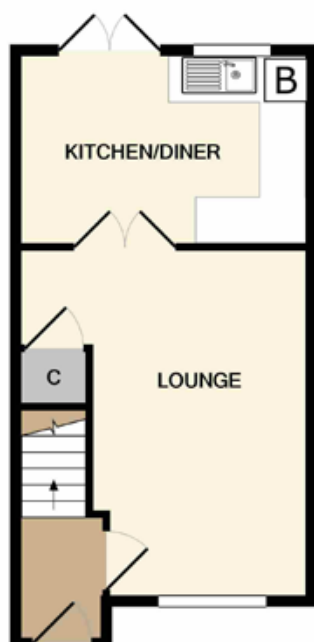
Proceeding east from Dundee on the main Arbroath Rd (A92) at the roundabout take the 3rd exit onto West Grange Road then take the first right in to Lawers Drive then first right again into Alder Place. Number 6 is on your left hand side and one of our bright for sale boards is positioned in the garden to assist you with locating.



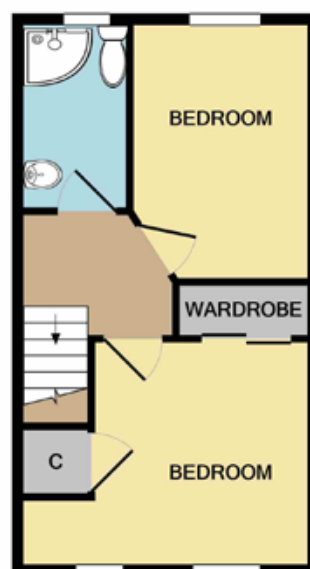






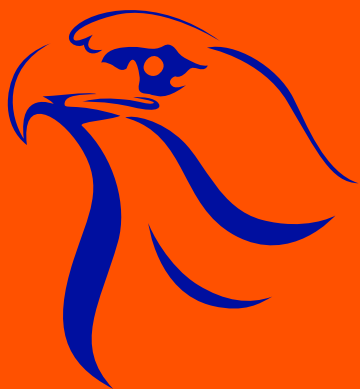


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Home Report:

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

Council Tax Band:

C (Dundee City Council 31st May 2021).

EPC Band:

C

Viewings:

By prior appointment only. Contact us on 01382 539 313 during normal office hours to arrange your 15-minute viewing slot or alternatively you can arrange your appointment by emailing us at viewingstobook@gmail.com (viewings must be arranged at least 24 hours before your requested viewing date/time)

Covid Viewing Procedure:

For the duration of the current Covid pandemic we or the owners will ensure all internal doors will be wedged open and the owners/this firm alone only should open and close any external access doors, on arrival at the property please use the hand sanitizer which the owner/us will provide or bring your own, you will be shown around the property keeping the regulation 2 metre distance between you and the owner/us, in situations where a house is vacant you are permitted to walk through the house unaccompanied and you can ask any questions of our staff or owner attending, you must bring and wear a mask if your viewing is accompanied, if the unaccompanied you may remove your mask on entry to the property. Please do not bring young children with you (if you do the children must remain outside the property under the supervision of an accompanying adult, no children are allowed to the interior of any property at this time). Only two viewers at a time will be allowed access to the property.

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.
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