



Alan E Masterton
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10 Hamilton Terrace, Broughty Ferry DD5 2PR

Offers Over £199,950

Semi - Detached Villa

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Semi - Detached Villa

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Situated in a highly popular residential area of Barnhill, we are delighted to offer for sale this 3 bedroomed family home within a quiet street of similar styled properties. This superb semi-detached villa offers spacious, bright accommodation over two levels. Accommodation in full comprises of; a bright entrance hallway, kitchen and large lounge which leads to a sun room and bedroom/dining room. Stairs from the hallway lead to an upper landing and a further two bedrooms, large storage cupboards and spacious shower room.

This highly sought after area is close to all amenities and has close access to all bus routes, shops and schools. This generous sized 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 excellent storage throughout, gas central heating and double glazing and is sold with all fitted floor coverings, light fittings and blinds where fitted.

Entrance Hall:

The bright and welcoming entrance hall is accessed through a white upvc glazed security door and gives access to the large lounge and kitchen, upper floor accessed via a carpeted staircase, large built-in storage cupboard, radiator.

Lounge: 3.6 x 6.3m

A spacious and bright family room with large dual aspect double-glazed windows overlooking the front and back of the property. The room provides a comfortable atmosphere in which to relax with electric fireplace feature, carpeted, radiator.

Kitchen: 3.0 x 2.4m

A bright kitchen with ample storage space provided by a good range of wooden floor standing and wall storage units with complimentary worktop and tiled splash back. Large window and glazed security door giving direct access to the rear garden flood this room with natural light. Integrated fridge/freezer, space for washing machine, dishwasher and cooker, integrated over head extractor, built in wine rack, composite sink with pillar tap, vinyl flooring, radiator.

Sun Room: 3.0 x 3.5m

Large family room with panoramic patio door over looking the rear garden which allows natural light to flood this space, carpeted, radiator.

Bedroom 3: 3.0 x 3.8m

A bright and very spacious double bedroom currently getting utilised as a dining room, large window over looking the front garden, carpeted, radiator.

Upper Floor:

Carpeted staircase leading to the upper landing giving access to loft space, storage cupboard housing the boiler as well as a large walk-in storage cupboard, carpeted, radiator.

Bedroom 1: 3.9 x 3.0m

Very spacious double bedroom with large window overlooking the front of the property, built-in wardrobe, radiator, carpeted.

Bedroom 2: 3.9 x 2.7m

Another bright room with built in wardrobe, large window overlooking the rear garden, carpeted, radiator.

Shower room: 2.1 x 1.7m

A generously sized shower room comprising of a large walk-in shower with mains operative shower within, wash hand basin with full pedestal and w.c. Vinyl flooring, walls partially tiled, wetwall within shower, radiator.

Garden:

To the front of the property is an extensive driveway large enough for up to 4 cars that leads to an external garage to the side of the property. Monobloc pathway leads to the front entrance of the home. The garden areas to the front and rear of the home are both easily maintained; laid mainly with lawn and chips with patio areas providing an excellent space in which to relax in the summer months.

Garage:

Detached garage accessed by an up and over door as well as an entrance for the rear garden. Ideal for additional storage space.

Directions:

When entering Broughty Ferry on the A930 passing the Post Office Bar on your right hand side turn left onto Camphill Road. Continue to the end of Camphill Road and at the junction cross straight over onto Hamilton Street. Take your first right onto Hamilton Terrace and number 10 is on your right hand side with one of our bright for sale boards positioned in the garden to assist you with locating.









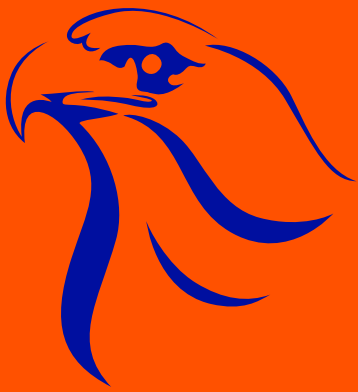


GROUND FLOOR



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 HYPERLINK "<http://www.legaleageles.tv>" www.legaleageles.tv then select this property then select the "Home Report" button and the Home Report will display within 5 seconds.

Council Tax Band:

D (Dundee City Council 29th July 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 e-mailing us at: HYPERLINK "<mailto:viewingstobook@gmail.com>" 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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