



Alan E Masterton
SOLICITORS & ESTATE AGENT

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14 Harley Street, Broughty Ferry DD5 3GH

Offers Over £259,950

4 Bedroomed Detached Villa

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4 Bedroomed Detached Villa

14 Harley Street, Broughty Ferry DD5 2PR

Situated in a highly popular residential area of Broughty Ferry, we are delighted to offer for sale this extremely spacious Betts 'Elgin' 4 bedroomed family home within a quiet cul-de-sac of similar styled properties. This superb villa offers spacious, bright accommodation over two levels. Accommodation in full comprises of; a bright entrance hallway, large lounge, kitchen which leads to a sun room, dining room/bedroom and w.c. Stairs from the hallway lead to a large upper landing with access hatch to a floored attic space, a further 3 bedrooms and spacious bathroom.

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.

This extremely spacious 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 extremely large and bright entrance hall is accessed through a white upvc glazed security door and gives access to the lounge, kitchen, w.c and upper floor which is accessed via a carpeted staircase, built-in storage cupboards, radiator.

Lounge:

4m x 5.1m

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

Kitchen:

3.2m x 3.1m

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. The kitchen is flooded with natural light from the sunroom and large window which overlooks the rear garden. Space for washing machine, dishwasher, under counter fridge/freezer and cooker. Composite sink with pillar tap, carpeted, radiator.

Sun Room:

3.1m x 2.6m

Large family room with panoramic views over looking the secluded rear garden which allows natural light to fill this space, laminate flooring.

Dining Room/ Bedroom 4:

4m x 3m

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

W.C:

Accessed directly from the hallway, this spacious cloakroom consists of a w.c and wash hand basin within a vanity unit, wood effect laminate flooring, tiled to dado height.

Upper Floor:

Bedroom 1:

3.1m x 3m

A bright and airy bedroom with large window overlooking the front of the property, built-in wardrobe, radiator, carpeted.

Bedroom 2:

4m x 4.1m

A very spacious double bedroom with large built-in wardrobes, large window overlooking the front garden, carpeted, radiator.

Bedroom 3:

4m x 4.1m

Another very spacious double bedroom with built in wardrobe and large double window overlooking the rear garden.

Bathroom:

2.3m x 2.4m

A generously sized family bathroom comprising of a bath with mains operative shower within, wash hand basin with full pedestal and w.c., walls partially tiled, opaque window, carpeted, radiator.

Garden:

To the front of the property is an extensive driveway that leads to an external garage. The garden areas to the front and rear of the home are both easily maintained; laid mainly with lawn with borders or mature trees and shrubs which provide a tranquil and colourful backdrop to the home.

Garage:

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

Directions:

When entering Broughty Ferry on the A930 continue onto Queen Street before turning left onto Church Street. Follow the road right onto Camperdown Street before taking your first left onto Harley Street and follow the road round to the end where number 14 is on your right hand side with one of our bright for sale boards positioned in the garden to assist you with locating.



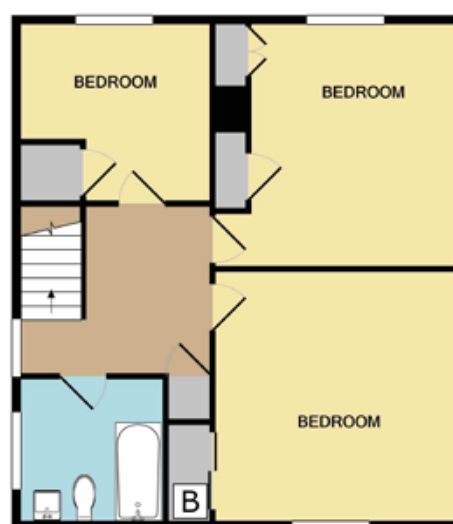






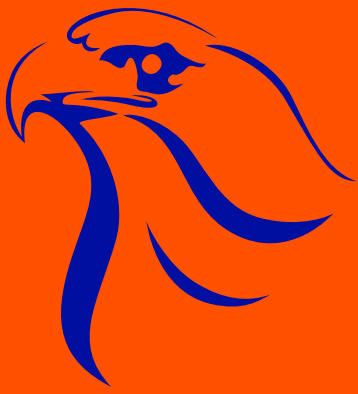


GROUND FLOOR



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:

E (Dundee City Council 25th August 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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