Alan E Masterton
SOLICITORS & ESTATE AGENT

DD5 ESTATE AGENTS

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82 Dalhousie Road, Broughty Ferry, DD5 2UB

Offers Over £270,000

3/4 Bedroomed Detached Villa

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3/4 Bedroomed Detached Villa

82 Dalhousie Road, Broughty Ferry, DD5 2UB

Situated within a highly desirable residential area, we are delighted to offer for sale this detached family home, boasting a generous south-facing garden, garage, and views over the River Tay.

Offering exceptionally spacious and versatile accommodation throughout, this bright and airy home is filled with natural light and presents an exciting opportunity for purchasers to create a stunning family home.

The accommodation comprises of a welcoming entrance vestibule leading into a spacious front-facing lounge featuring a bay window, a second reception room which could be utilised as a formal dining room or additional family living space, a generously sized double bedroom overlooking the rear garden, a bathroom, and a kitchen with direct access to the private south-facing garden, providing the perfect setting for outdoor entertaining and family life. Upstairs, there are two further well-proportioned double bedrooms, completing the accommodation.

Externally, the property benefits from a substantial south-facing garden, offering excellent privacy and an ideal space for relaxing and entertaining. A garage and driveway to the front of the home provides valuable off-street parking and additional storage.

Perfectly positioned within easy reach of highly regarded schools, local shops, excellent transport links, and a wealth of everyday amenities, the property is also just a short distance from Broughty Ferry's beautiful beachfront and vibrant High Street with its excellent selection of cafés, restaurants, and independent boutiques.

Although the property would benefit from cosmetic upgrading, its generous proportions, flexible layout, large plot, and prime location combine to offer a rare opportunity to acquire a substantial family home.































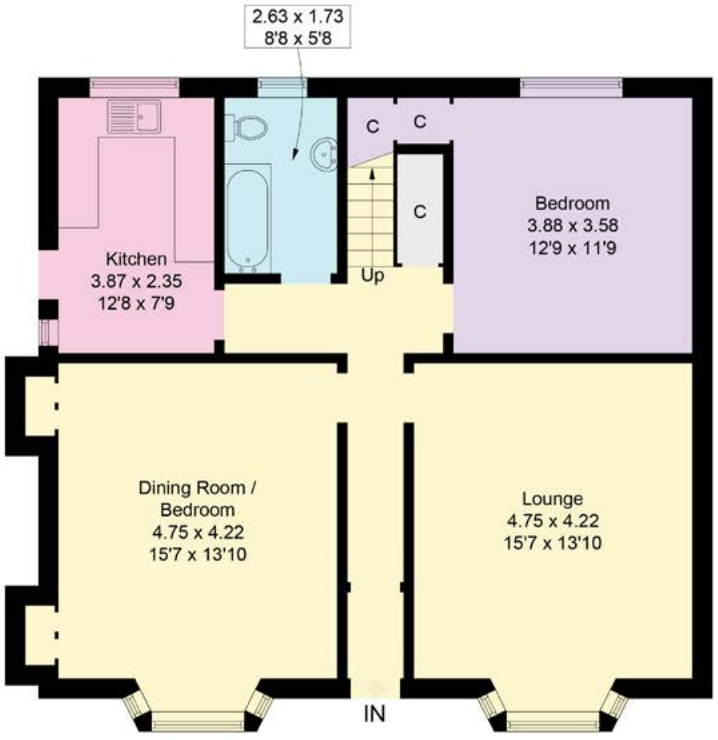

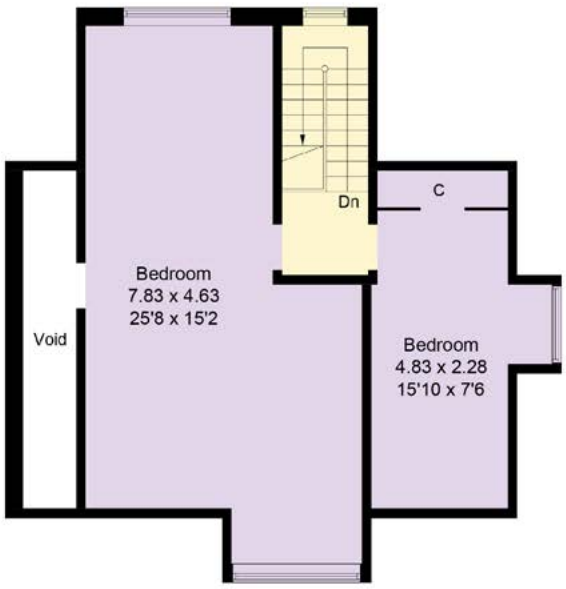

Ground Floor **First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1322499)

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Council Tax Band:
E (Dundee City Council)

EPC Band:
D

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: viewingstobook@gmail.com (viewings must be arranged at least 24 hours before your requested viewing date/time)

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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 SCO329130.
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