

# Property for Sale

Estate agency division of Jack Brown & Company Solicitors



**17 Bannoch Rise, Broughty Ferry, Dundee, DD5 3US**

- **Modern Detached Family Villa**
- **Lounge with Patio Doors**
- **Dining Room/Bedroom 5**
- **Luxury Kitchen/Dining Room**
- **Cloakroom/WC**
- **4 Bedrooms**
- **Family Bathroom & En Suite Shower Room**
- **Gardens Garage/Store/Utility Room**

**FIXED PRICE £205,000**

**This modern detached family villa is located in a in the most sought after Panmurefield Village on the eastern perimeter of Broughty Ferry. A range of local amenities are within short walking distance such as shops, schools, fitness centre, pharmacy and dental surgery. There is easy access Dundee Aberdeen A92 dual carriageway and Dundee City is within comfortable driving distance.**

**This property has been well maintained by the present owners and constructed in 2006 benefits from the remainder of the NHBC certificate. In good decorative order throughout, features include, double glazing, gas fired central heating, luxury kitchen with integrated appliances, patio doors, downstairs cloakroom/WC, en suite shower room and family bathroom.**

**This is an ideal opportunity to obtain a quality, spacious family home and viewing is highly recommended. Carpets and blinds included in sale price.**

**Entrance Hallway:** Double glazed exterior door. Staircase to upper floor accommodation. Smoke alarm. Halogen spotlights. Courtesy door to garage/utility.

**Cloakroom/WC:** 4'11 x 3'2 approx. Two piece modern white suite comprising WC and wash hand basin with tiling above. Halogen spotlights. Double glazed frosted window to side.

**Lounge:** 12 x 14'3 approx. A well proportioned public room with double glazed patio doors enjoying pleasant outlook to rear garden. Wood and split pane bevelled glass door to hallway.



**Kitchen/Dining Room:** 10'2 x 8'5 approx. Modern quality high gloss units throughout with integral oven, 4 ring gas hob, extractor hood, dishwasher and fridge freezer. Tiling to splashback with under pelmet lighting. Stainless steel sink and drainer. Space for table and chairs. Double glazed exterior door and double glazed window overlooking rear garden.

**Dining Room/Bed 5** 11'4 x 8'1 approx. Spacious public room with double glazed window to front. Useful understair storage cupboard. This room can be utilised as a downstairs bedroom if required.



**DINING ROOM/BEDROOM 5**



**KITCHEN/DINING**

**Upper Floor Accommodation:**

**Upper Landing:** Staircase has double glazed window to side. Large cupboard housing hot water pressure system.

**Bedroom 1:** 11'2 x 9'4 approx. Double bedroom with double glazed window to front. Fitted wardrobes. Recessed alcove display with storage cupboard below.



**MASTER BEDROOM**



**FAMILY BATHROOM**

**En Suite:** 4'7 x 4'8 approx. Three piece white suite comprising WC, wash hand basin and shower cubicle. Part tiled. Two mirror fronted medicine cabinets. Glass display unit. Extractor. Double glazed window to side.

- Bedroom 2:** 9'11 x 8'10 approx. Double bedroom with double glazed window to rear. Extensive built in shelving and storage.
- Bedroom 3:** 11'11 x 6'10 approx. Well proportioned room with double glazed window to rear.
- Bedroom 4:** 9'4 x 7'3 approx. Another good sized room with double glazed window looking to front.
- Family Bathroom:** 8'7 x 5'3 approx. Modern three piece suite comprising WC, wash hand basin and bath with shower mixer. Quality tiling. Mirror tiling. Extractor fan. Medicine cabinet. Double glazed frosted glass window to side.
- Utility/Store:** The present owners have divided the integral garage by way of a partition wall to provide a store to front and a Utility room accessed from the internal hallway. This can be reinstated to garage use by the purchaser if required.
- Outside:** Gravel chip driveway provides space for two vehicles and leads to Garage/store. Front garden laid to lawn. Paved pathways to side. Rear garden is a generous size and laid mainly to lawn with paved pathways and raised patio. External water supply.
- How to Get There:** From the A92 heading to Arbroath, turn right at the Panmurefield Village roundabout into Lawers Drive. Continue through Lawers Drive until you reach a signpost on the left for Bannoch Rise. Continue round Bannoch Rise and Number 17 is on the left hand side.

[www.taysidepropertyonline.com](http://www.taysidepropertyonline.com)

**Click below for link to download Home Report:**

<http://www.taysidepropertyonline.com/property/details/104/Modern+Detached+Villa.html>

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