



Shepherds

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**6 MIDMAR PLACE, FERRYFIELD
BROUGHTY FERRY, DUNDEE, DD5 3GQ
(MODERN LARGE DETACHED DWELLINGHOUSE)**



OFFERS OVER £270,000

Accommodation

Entrance portico
Hall
Lounge with bay window
Downstairs toilet
Combined sitting room/dining area/fully fitted kitchen
Upstairs landing with cupboards

4 Bedrooms (2 en-suite) including master bedroom with adjoining snug
Family bathroom
Twin integral garages
Open plan front garden
Large level rear garden with open outlooks (to east) and two areas of decking
Monoblock driveway to garages

Viewing: by appointment through Shepherds 01382 322781 or 07799 811564

HOME REPORT: <http://goo.gl/dQ5Kt>

This stunning property is only two years old and is with the benefit of the remainder of the 10 year NHBC cover period. The property is offered for sale by the original purchasers who have carefully and tastefully maintained and enhanced to the property to a most desirable large family home. The accommodation is such that there are four bedrooms, one of which is currently used as a home office and there is the additional benefit of a room situated off bedroom 1 which could readily be used as a nursery room, sitting room, study or dressing room etc. The Ferryfield Estate is a well structured modern development by Millar Homes offering a variety of large properties enhanced by a particularly well thought out layout. Midmar Place is a cul-de-sac of about 10 houses leading off from Strathyre Avenue. Ferryfield is located north of the Dundee Arbroath Road exit north from the roundabout and turn right at the show home on Strathyre Avenue and continue for a few hundred yards where Midmar Place is located. This particular property is situated on the right hand side of Midmar Place as you enter the cul-de-sac. The rear of the property is an open outlook across amenity ground beyond which a shelter belt has been planted. The property benefits from maximum daylight throughout the day.

The numerous attractive features combine to make a most desirable large family home in a prime location.

Specification

From Midmar Place approaching the house to the entrance Portico with fixed outside light to the front door.

Front door with twin panels leading to entrance hall.

Hall

The attractive reception hall leads to all downstairs accommodation and to the stairs and the floor has a high quality CLICK wooden flooring. There is an understair cupboard with meters. Radiator.

Downstairs toilet

With a two piece white suite. Radiator and high quality CLICK wooden flooring.

Lounge 16'1" (into bay window) x 12'5"

A very well proportioned and attractive room to the front of the house with a bay window overlooking the open plan front garden (facing west). Vertical blinds fitted and small radiator to the bay window with an additional radiator on the opposite wall. Attractive light fitting.

Sitting room/dining area/fitted kitchen (kitchen with family dining/sitting area)

A stunning feature of this property is the combination room the entire width of the property and measuring no less than 30' in total length. There is the fully fitted kitchen (an area which measures approx 8'10" x 13'9") with stainless steel sink (mixed tap) to the east facing window. Slat blinds to window. Integrated Zanussi four ring gas hob with grill and oven. Stainless steel finish and stainless steel extractor above. Integral fridge freezer. Full range of attractive white floor and wall units and plentiful work surfaces with splashbacks. Cupboard housing central heating system boiler. Back door (part glazed) to back garden and side window to north (slat blind). Recessed lighting. The central portion of the combination is the dining area where there is a bay shaped feature with French doors leading to decking in the rear garden. The central portion measures approx 11'4" x 8'3" and there is a radiator. Roller blinds fitted to the French doors.

The sitting areas measures approx 12'5" x 7'7" and completes this most attractive feature the whole of which is floored with again a high quality CLICK wooden flooring.

Upstairs. Carpet to stair leading to upper landing.

Upper landing has a large cupboard housing the hot water storage boiler with airing cupboard shelf above. Small radiator.

Master Bedroom 15'2" x 10'0"

Window to the front of the house (west) with venetian blind. Radiator to window. Carpet. Double door wardrobe.

En-suite 5'7" x 4'9"

With attractive corner shower cubicle and two piece suite. Small frosted glass window with roller blind. Small radiator and towel rail. Vinyl type flooring. Extractor and recessed ceiling lights.

Adjoining snug 9'2" x 12'3"

Step down to the adjoining sitting room from bedroom 1 to this versatile room which has a velux window facing west in the gentle slope of the roof. Suitable for a variety of uses – nursery, dressing room, study etc and fitted with CLICK wooden flooring. There are two double door wardrobes.

Bedroom 2 13'4" x 12'6" (widest)

Situated to the front of the property with a window to the west. Vertical blinds and radiator to window. Two double door wardrobes.

En-suite

With corner shower cubicle and two piece suite. Heated towel rail. Tiled to dado and small frosted glass window with roller blind. Extractor and recessed lighting to ceiling.

Bedroom 3 10'7" x 11'2"

Window to east. Radiator to window. Double door wardrobe. Carpet.

Bedroom 4 10'4" x 8'10"

Window to east (rear of property). CLICK wooden flooring. Radiator. Currently effectively set out and used as a home office.

Family bathroom 8'4" x 5'10"

Fresh three piece white suite with shower attachment to bath. Twin frosted glass windows. Tiled to dado. Radiator. Vinyl flooring.

Hatch to loft is from the upper landing

External

The front of the property is laid to grass in an open plan layout consistent with the structured layout of the development. There is monoblock paving on the double driveway leading to the twin integral garages.

The garages are each accessed by their own door with no separation between them. Side pathway with gate to the rear. The rear garden is large and laid to grass with two large decking areas. One of the decking areas is situated to the French doors from the kitchen dining room. The second decking area is situated where it will catch not only the morning and afternoon but the late evening sunlight.

There are clothes poles unobtrusively situated to one corner and planting has been minimal to maximise the relative easy maintenance of this level garden. The garden is backed on to by the amenity area of the development and beyond that there is a planted shelterbelt.

There are various features in the back garden including outside water tap and outside lighting, some of which is solar powered and some is hardwired.



