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**THE SQUIRRELS, 15 WHINNY BRAE
BROUGHTY FERRY, DUNDEE, DD5 2HU
(DETACHED BUNGALOW WITH SUN ROOM)**



FIXED PRICE £275,000 (HOME REPORT VAL £275,000)

Accommodation

Vestibule and hall	Bathroom
Lounge	Large modern sun room
Dining room	2 Upstairs bedrooms
Kitchen	Upstairs shower room
2 Downstairs bedrooms (or morning/sitting rooms)	Sheltered gardens front, side and rear
	Detached brick garage

Viewing: by appointment through Shepherds 01382 322781 or 07711 573424

HOME REPORT AVAILABLE: <http://homereport.g-s.co.uk> reference – 2011/07/0042
Enquirers will require to register/login to the above website to obtain the Home Report.

This is something a bit special being tucked away in sheltered and private corner position of a private access road part of Whinny Brae, close to central Broughty Ferry. This charmingly situated property offers flexible accommodation where for instance the eastmost rooms could be adopted for use as bedrooms or as public rooms or for home office use etc with on the west side of the property a large modern sun room ideal for private relaxation or family use. Purchasers will find this a property on which they can stamp their own personality by adaptation of the accommodation and layout to suit their own style. The Floor Plan at the back of this brochure amply demonstrates the existing layout.

The Squirrels is located in the northwest corner of the private access lane off Whinny Brae just before Rowanbank Gardens on the other side. This property benefits from a detached garage with parking in front of the garage. Viewers are recommended to park on the main part of Whinny Brae rather than on the private access road. It is a short walk from the house to Queen Street where there are buses east and west and a little further to central Broughty Ferry shops, railway station and other facilities. Eastern primary school is on the corner of Whinny Brae and Queen Street and it is understood that this ceased to be used as a primary school recently. The harbour and castle and promenade at Broughty Ferry are situated only about 10 minutes easy walk away.

Specification

Entering by gate through small front garden to steps approaching front door. The front door is glazed with side panels and leads to the vestibule.

Vestibule with wood floor. Coat hooks

Hall leading on from the vestibule. The hall is floored with natural wood with an understair cupboard. Large radiator.

Downstairs bedroom (room front right) 11'11" x 12'10"

Alternative for use as a morning room or home office etc. The window (double glazed) is to the front and there is a venetian blind. Radiator to the window. Double mirror fronted wardrobe. As with the hall the flooring is natural wood. Plain coving to ceiling.

Downstairs bedroom or sitting room (rear right) 9'10" x 12'11"

Window (single glazed) to rear. Recessed hanging wardrobe. Two radiators. Carpet.

Lounge (room front left) 12'10" x 16'11"

Double glazed window to front. Central gas fire set on marble plinth. Flooring is laid in solid oak wood. Two radiators and central light fitting with matching pair of wall lights (the wall shelving units are to be removed). Cable TV point. Leading off from the lounge is the sun room.

Sun room (conservatory) 10'6" x 13'6"

Of substantial construction and with tiled flooring and polycarb roof and fully fitted with sun blinds this large and attractive room adds an extra dimension to the house. Radiator. Doorway leading to front patio. Cable TV point.

Dining room (room rear left) 9'10" x 12'6"

Ideally situated with connecting door through to the kitchen and possibly suitable to be combined

with the kitchen to provide a large dining kitchen. Double glazed window to the side garden (west) with facing brick below the window. Vertical blinds to window. Tiled flooring. Two radiators.

Kitchen 5'7" x 13'8"

Connecting glass door from dining room and with the benefit of not one but two back doors, one leading west to an enclosed yard and out house and the other east to the main rear garden. The range of windows to the rear of the property are single glazed and look to the back garden. The kitchen is fitted with a four ring gas hob and integral under oven. There is space for washing machine, dishwasher and fridge below work surfaces. A double basin stainless steel sink with side drainer and mixer tap. Tiled flooring and recessed spotlights and concealed lighting to worktops.

Bathroom 6'11" x 6'2"

Attractively fitted out with a modern three piece white suite. Whirlpool/spa bath. Shower to bath and shaped shower screen. Full height wet-wall type wall covering. Heated towel rail. Double glazed frosted glass window with roller blind. Illuminated wall mounted mirror.

Stairway leading to upper landing where there is a hatch for eaves storage.

Upstairs bedroom 1 13'2" x 17'3"

With window double glazed to side and radiator to window. Carpet. There is a slight partial comb on two elevations

Upstairs bedroom 2 13'1" x 9'3"

Double glazed window to side. Radiator to window and additional radiator to door and a partial comb on one elevation. Hatch to attic.

Small shower/toilet facility. Tucked away is a small but useful shower room with tiled shower cubicle and WC and WHB. Combed to one elevation. Mainly pine lined. Extractor.

Outside

Front garden. The garden is secluded and sheltered and on one side is laid to grass with borders and on the other side paved to provide a patio around the front of the sun room. Access door to sun room. In addition to the pair of stone squirrels (what else?) atop the entrance pillars there are twin lamps to the front door steps.

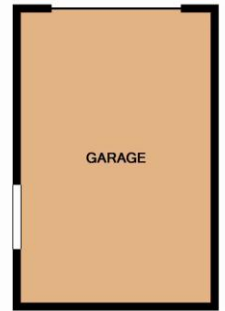
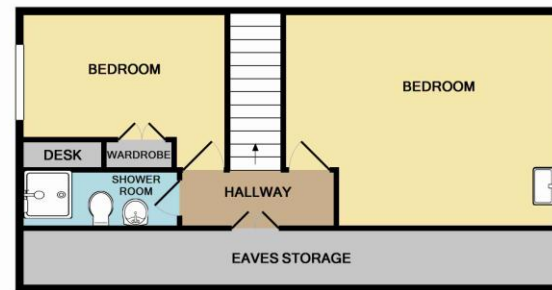
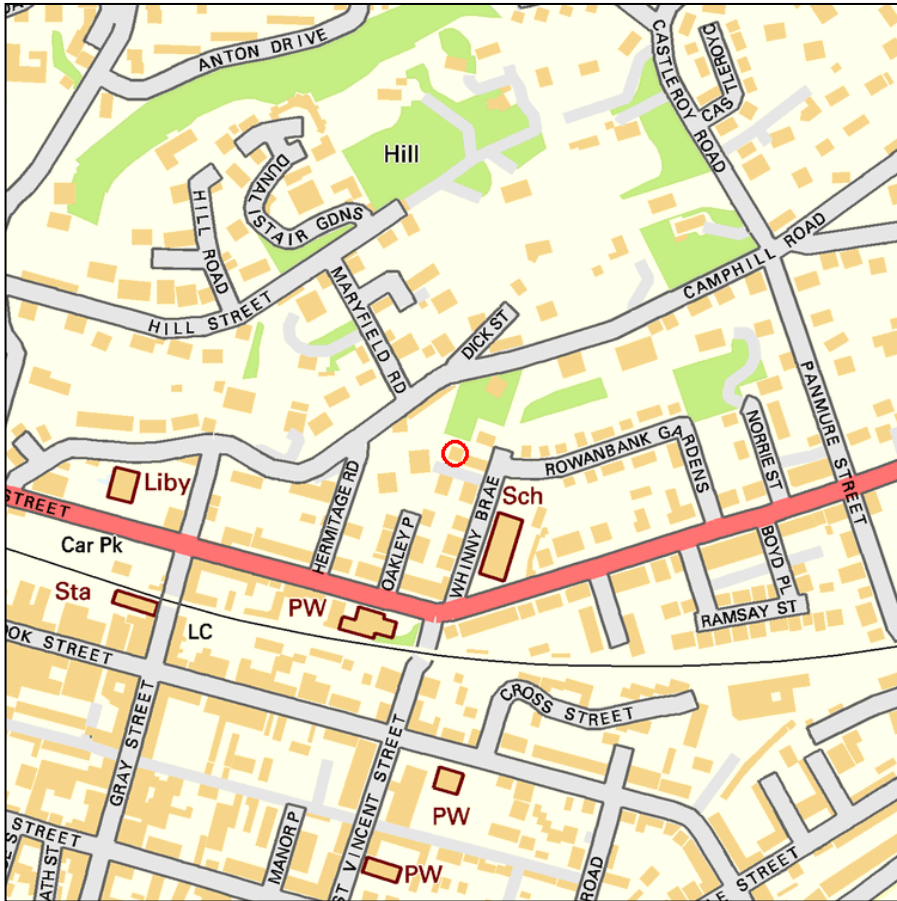
To the west of the house and accessed by the west back door from the kitchen is a small enclosed court yard with access to an outhouse. The outhouse contains the central heating boiler and can be used to accommodate a washing line and other storage as desired. External water tap.

The main rear garden is accessed around the east side of the house and from the east back door from the kitchen. From the lower level steps lead to an elevated area laid to grass, a particular feature being fruit trees – apples, pears, plums and other soft fruit. Again this is a quite private area and there is a small paved patio in the east corner. From the formal area a gate leads to a natural garden area which has not been cultivated except for the occasional fruit bush but being at a higher level is ideal for a "wild garden" but could of course be cultivated and could accommodate a private garden summer-house etc.

Beyond the house lies the detached brick built garage where there is parking accommodation for one car in front of the garage. The garage is equipped with power and light.







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 is given as to their operability or efficiency can be given.
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