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**177 HAMILTON STREET, BROUGHTY FERRY, DD5 2RE**  
**OFFERS OVER £300,000**

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HOME REPORT VALUATION £300,000

EPC RATING D



This spacious four bed detached villa is located at the end of a cul-de-sac within a well sought after area in the bustling town of Broughty Ferry. Ideally situated for access to many amenities including Primary and Secondary Schooling, Post Office and grocery stores. In addition, the Esplanade is a short walk from the property offering tranquil walks along the River Tay. There are also commuting links to Dundee City Centre and surrounding towns via A90, bus route and train line. Although the property does require some modernisation throughout, it is still an excellent family home. The large windows provide ample natural light into each room, with views towards the River Tay.

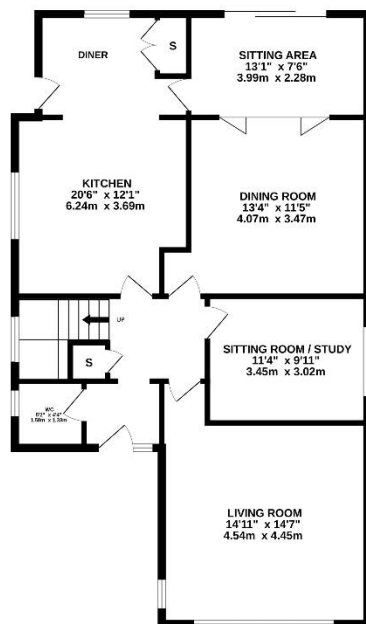
There is an abundance of entertaining space on the ground floor with the large lounge to the front of the property with views over the front garden, and the kitchen, sunroom and dining room to the rear. The kitchen is fitted with wall and base units and has ample space for family dining. The formal dining room opens to the sunroom with large sliding patio doors extending the space out on to the patio area. Also on the ground floor is the w.c., large storage cupboard under the stairs and study/sitting room with views of the garden.

The first floor accommodates four good size double bedrooms and the family bathroom. All bedrooms have fitted wardrobes and carpet flooring. The family bathroom has a three-piece suite with shower over the bath, linoleum flooring and tiled walls.

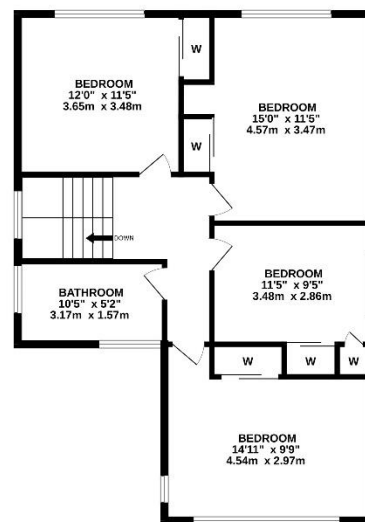
The property benefits from a wrap around garden with lawn and patio. The garden has been well maintained with mature shrubs and trees offering privacy from neighbouring properties. In addition, there is a large driveway laid with stone chips leading to the double garage.

Early viewing is highly encouraged to fully appreciate the property's potential and its excellent location.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 at the given date. Made with Monopoli 2.0.0.2.



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