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**44 CLAYPOTTS ROAD, BROUGHTY FERRY,  
DD5 1LH  
OFFERS OVER £195,000**

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**HOME REPORT VALUATION**     **£200,000**

**EPC RATING**

**D**



Tucked away from the main road and surrounded by mature trees and established greenery, this deceptively spacious end-terrace bungalow enjoys a private setting within the highly sought-after coastal suburb of Broughty Ferry. Accessed via an opening from Claypotts Road leading to a stone chipped driveway and carport, the property offers generous accommodation and extensive garden grounds, all within easy reach of local amenities, schools, transport links and the wide range of shops, cafés and leisure facilities available throughout Broughty Ferry.

The accommodation opens into an entrance vestibule which leads through to a bright inner hallway featuring large windows overlooking the garden. This welcoming space offers potential as an attractive reception area and benefits from two useful storage cupboards. Off the hallway is the family bathroom, fitted with a three-piece suite including a shower over the bath and complemented by partially tiled walls.

The kitchen is fitted with a range of wall and base mounted units together with a tiled floor, gas hob, oven and stainless steel sink. A further utility area extends from the kitchen, providing additional wall and base units along with space for undercounter appliances. From here, a rear vestibule with tiled flooring gives direct access to the rear garden.

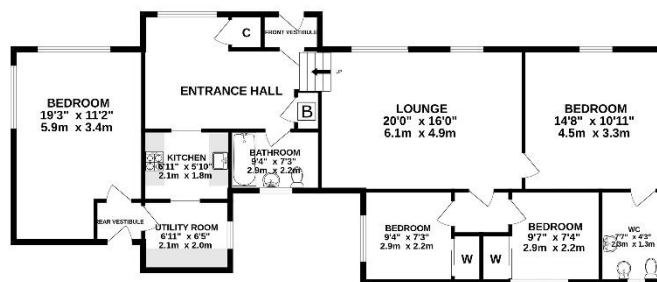
A particularly spacious sitting room is located off the rear section of the property and enjoys large windows overlooking the patio and front garden, creating a bright and pleasant outlook. The room is laid with carpet and offers excellent proportions. This room would also be an excellent bedroom.

On the opposite side of the hallway, two steps lead up to an impressive lounge, a superb principal living space featuring two large windows overlooking the front of the property. A gas fire set within a stone surround forms an attractive focal point, while a skylight enhances the natural light throughout the room. Accessed from the lounge are two versatile bedrooms positioned to the rear, suitable for a variety of uses including home working, hobbies or storage. The main bedroom is also accessed from the lounge and benefits from fitted wardrobes, an attic hatch and an en-suite shower room.

Externally, the mature garden grounds provide a wonderful sense of privacy and seclusion. The gardens are laid mainly to lawn and are enhanced by an array of established shrubs and trees, creating an attractive outdoor environment to enjoy throughout the seasons. The stone chipped driveway and carport provide convenient off-street parking.

The property is in need of upgrading which is reflected in the valuation.

GROUND FLOOR



© 2019 Every effort has been made to ensure the accuracy of the floor plan contained herein. Measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have no been tested and no guarantee as to their operability or efficiency can be given. Plans were not to scale.



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