



Offers Over £395,000



This is an excellent opportunity to purchase a most impressive, highly desirable, detached period home, affording extensive and adaptable accommodation. This property is particularly well situated within a much sought after and mature residential area, conveniently located close to main arterial routes into both Dundee and Broughty Ferry centres, popular schools and excellent amenities. The beach area is within short distance and popular with dog walkers etc.

Ground floor accommodation: Reception hallway, lounge, study, family area, dining room, kitchen, utility room and four bedrooms (2 en-suite). An attractive turn stair leads to the upper level where there are five further bedrooms (1 en-suite), family bathroom and large library. The adaptable accommodation on the ground floor level offers flexibility with the eastmost two bedrooms (1 en-suite) currently being used as a studio and office areas.

The well equipped kitchen is fitted with wall and base units and a 5- burner hob. The study provides a further large adaptable area and has a useful large store off.

On the upper level is the spacious family bathroom which comprises three piece suite and further shower cabinet with mixer shower. There are double wash hand basins and heated towel rail. The bright and spacious library is timber lined. The property benefits from gas central heating and double glazing.

The front of the property provides off street parking facilities and to the rear there is a large lawn with extensive patio and terrace. There is also a large private drive providing further off street parking and there is hardstanding and room for the erection of a garage should this be required.

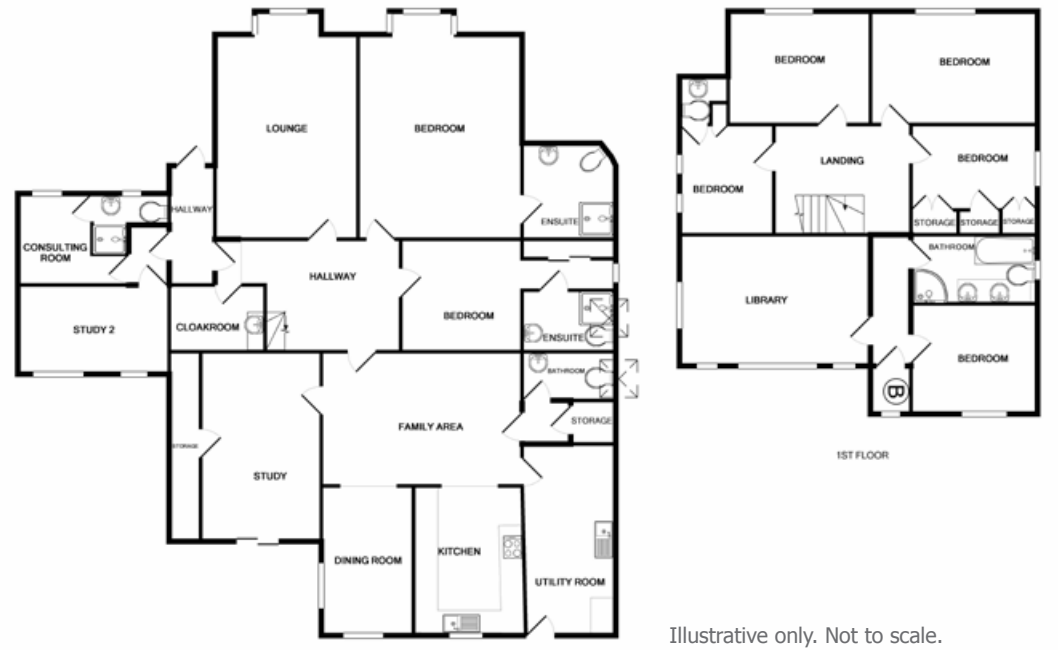
All fitted floorcoverings and blinds are included in the sale.

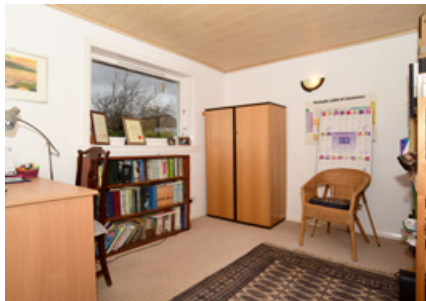
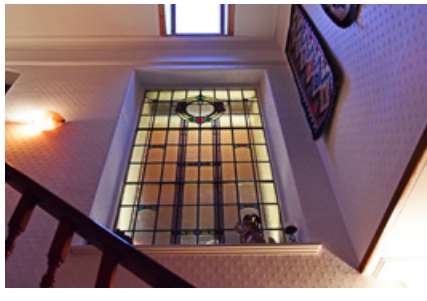
St Helens is an impressive and extensive property with adaptable accommodation making internal viewing essential. The property is ideally set up for buyers looking for consulting rooms, therapy clinic or conversion back to a nursing home. There is also the potential for conversion into a B & B, day spa or business centre, subject to relevant planning consents. Room configuration is also suited to those considering the provision of "Granny" accommodation.



St Helens, 25 Dalhousie Road, Broughty Ferry, DD5 2SP
Room Dimensions

Lounge	18'0 x 13'0 (into bay)	(5.49m x 3.96m (into bay))
Study	16'10 x 10'7	(5.13m x 3.23m)
Kitchen	7'8 x 14'8	(2.34m x 4.47m)
Dining Room	8'0 x 14'8	(2.44m x 4.47m)
Utility Room	7'10 x 16'9	(2.39m x 5.11m)
Bedroom 1	14'0 x 18'0 (into bay)	(4.27m x 5.49m (into bay))
En-suite	7'4 x 7'2	(2.24m x 2.18m)
Bedroom 2	10'1 x 11'10	(3.07m x 3.61m)
En-suite	4'0 x 5'1	(1.22m x 1.55m)
Study 2	9'4 x 14'1	(2.84m x 4.29m)
Consulting Room	11'8 x 9'9	(3.56m x 2.97m)
En-suite	5'6 x 7'10	(1.68m x 2.39m)
Family Area	11'9 x 9'9	(3.58m x 2.97m)
Bedroom 3	13'9 x 13'1	(4.19m x 3.99m)
Bedroom 4	13'9 x 13'1	(4.19m x 3.99m)
Bedroom 5	9'8 x 10'7	(2.95m x 3.23m)
Bedroom 6	10'8 x 10'7	(3.25m x 3.23m)
Bedroom 7	8'0 x 11'7	(2.44m x 3.53m)
Library	19'4 x 11'6	(5.89m x 3.51m)
Bathroom	10'7 x 7'8	(3.23m x 2.34m)





Thorntons

Let's get a move on!

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PSPC



TSPC



SPC SCOTLAND
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6 Public



Off Street Parking



7 Bed



EPC Rating



5 Bath



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Note: While Thorntons make every effort to ensure that all particulars are correct, no guarantee is given and any potential purchasers should satisfy themselves as to the accuracy of all information.

Floor plans or maps reproduced within this schedule are not to scale, and are designed to be indicative only of the layout and location of the property advertised.