

Offers Over £475,000



"35 Camperdown Street" is a 'Category B' Listed detached Victorian villa set in generous garden grounds in one of Broughty Ferry's prestigious and much sought after areas and is ideally placed for Grove Academy and within walking distance of central Broughty Ferry.

The property was built around 1890 by local architect Charles Ower for himself, and the present owner has lived in this fine family home for over 45 years and has largely retained many original, traditional features throughout. The entrance porch has solid timber front door with tiled floor, stained glass window, panel dado and inner door with artists' designed etched glass which leads into the impressive reception hall with staircase and painted Art Nouveau anaglypta dado, platt stairs, with carved wheel balustrade with ornate column lamp fittings, centre tripartite stained glass window. The main reception rooms have carved timber chimney pieces, coombed ceilings and galleried lintels over some doors and stained glass top panels in the windows off the principal rooms.

The property offers excellent sized accommodation over three levels. At ground level there is a cloakroom with separate toilet, a drawing room and sitting room both with traditional features and includes south facing bay windows. There is also a larder and inner hall leading to a working kitchen with a range of wall and base units and in turn leads into the kitchen, again with a range of wall and base units and space for dining. The inner hall has two useful pantry cupboards and off this area is the wash/laundry room with original sink. Off the kitchen a concealed stairway leads to the maids quarters which comprises of a toilet, study and single bedroom.

The first floor comprises a south facing lounge with period features, bathroom with traditional style 3 piece suite and separate shower enclosures, kitchen area with shelving and three good size double bedrooms.

On the top floor are two further double bedrooms, bathroom with white WC, wash hand basin and Quadrant shower enclosure and off the hall is a stairway up to a floored attic measuring (22'3 x 11'9).

The basement is accessed internally and is divided into four separate sections which can be adapted for usage to suit individual requirements.

The garage has pitched slate roof and is accessed by a stone driveway and an electric controlled door opens into deep double garage with a workshop to the rear.

Outside there are mature gardens to front and rear laid mainly to lawn, mature borders and bounded by stone wall to the rear.

Viewing is highly recommended to fully appreciate the unique, period features. Practical benefits include gas central heating, secondary double glazing and is sold with all carpets and curtains included in the sale.



Room Dimensions

Reception Hallway		
Hall	26'1 x 8'0	(7.95m x 2.44m)
Shower Room	9'4 x 7'8	(2.84m x 2.34m)
Toilet	5'1 x 2'10	(1.55m x 0.86m)
Lounge	22'3 x 17'0	(6.78m x 5.18m)
Dining Room	20'0 x 12'7	(6.10m x 3.84m)
Working Kitchen	10'9 x 8'1	(3.28m x 2.46m)
Kitchen/Dining Room	16'9 x 12'5	(5.11m x 3.78m)
Pantry/Wine Cupboard	7'8 x 7'3	(2.34m x 2.21m)
Wash House	13'4 x 9'4	(4.06m x 2.84m)

Maids Quarter

Toilet	4'2 x 3'2	(1.27m x 0.97m)
Study	12'6 x 8'6	(3.81m x 2.59m)
Bedroom 6	11'1 x 8'1	(3.38m x 2.46m)

First Floor

Living Room	22'4 x 17'0	(6.81m x 5.18m)
Bathroom	13'5 x 8'0	(4.09m x 2.44m)
Kitchen (Scullery)	11'0 x 7'0	(3.35m x 2.13m)
Bedroom 1	20'0 x 12'7	(6.10m x 3.84m)
Bedroom 2	18'1 x 10'1	(5.51m x 3.07m)
Bedroom 3	20'0 x 12'5	(6.10m x 3.78m)

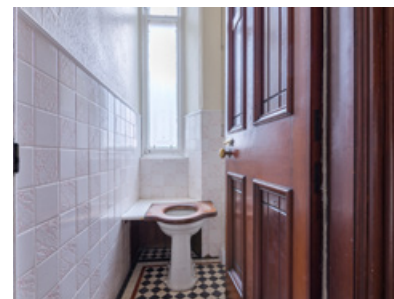
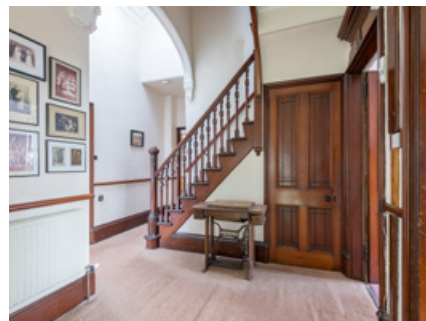
Top Floor

Bedroom 4	14'6 x 12'7	(4.42m x 3.84m)
Bedroom 5	16'4 x 13'6	(4.98m x 4.11m)
Bathroom	14'4 x 7'3	(4.37m x 2.21m)
Attic Bedroom	22'3 x 11'9	(6.78m x 3.58m)

Basement Area	37'6 x 8'1	(11.43m x 2.46m)
Part Room 1	21'6 x 7'9	(6.55m x 2.36m)
Part Room 2	12'8 x 8'0	(3.86m x 2.44m)
Basement/Playroom	28'6 x 22'2	(8.69m x 6.76m)

Garage	36'0 x 9'8	(10.97m x 2.95m)
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Thorntons

Let's get a move on!

Dundee: Whitehall House, 33 Yeaman Shore, Dundee DD1 4BJ

Tel 01382 200099

E: dundee@thorntons-law.co.uk

Anstruther: Tel 01333 310481

E: anstruther@thorntons-law.co.uk

Arbroath: Tel 01241 876633

E: arbroath@thorntons-law.co.uk

Cupar: Tel 01334 656564

E: cupar@thorntons-law.co.uk

Edinburgh: Tel 0131 225 8705

E: edinburgh@thorntons-law.co.uk

Forfar: Tel 01307 466886

E: forfar@thorntons-law.co.uk

Kirkcaldy: Tel 01592 803400

E: kirkcaldy@thorntons-law.co.uk

Montrose: Tel 01674 673444

E: montrose@thorntons-law.co.uk

Perth: Tel 01738 443456

E: perth@thorntons-law.co.uk

St Andrews: Tel 01334 474200

E: standrews@thorntons-law.co.uk

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3 Public



Double Garage



7 Bed



EPC Rating



2 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.