



2 Montague Street

| Broughty Ferry | DD5 2RB

Thorntons 
Let's get a move on!





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Description

In a much sought after residential area, the subjects comprise a spacious detached bungalow with accommodation over two levels. The subjects are set in mature, well laid out garden ground which provides an attractive setting. From the south facing front elevation there are views over the rooftops towards the Tay Estuary and beyond.





Description

The property benefits from gas central heating, double glazing and has a modern fitted kitchen with a range of integrated appliances. Usage of rooms throughout can be adapted to meet the individual purchasers needs. The main access is from the west elevation to an entrance vestibule which in turn leads to an extremely spacious hallway which extends to over 40 feet in length.

The main public room comprises an attractive lounge which has fireplace with fitted living flame gas fire and the second public room is currently used as a dining room/ family room and, similarly, has a fitted living flame gas fire. There is a modern fitted kitchen which will cater comfortably for the needs of the larger family.

The ground floor bathroom has a four piece suite incorporating WC, wash hand basin, bath and shower cubicle. There is a ground floor double bedroom which has double aspect windows and an adjoining W.C. There is a second bedroom at ground floor level which has extensive, mirror door fitted wardrobes and looks to the front of the property.

At upper floor level there are two further bedrooms together with an en-suite facility. There are ample storage facilities throughout the property including the walk in attic and eaves storage on the upper floor.

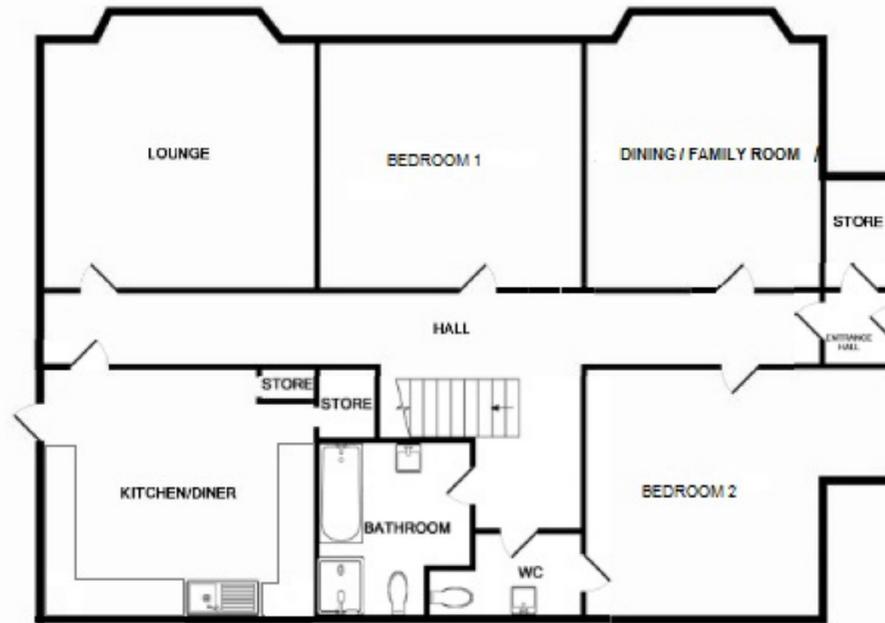
The attractive garden ground is generously proportioned and is considered to have development potential. Vehicular needs are amply catered for through driveway parking to the front or a large double garage facility. Internal viewing is essential to enable potential buyers to full appreciate the extent of accommodation within this quite unique and individual family home. The property will be sold with fitted floorcoverings and blinds included. EPC- E.







Lounge	15'0 x 13'0	4.57m x 3.96m
Dining/Family Room	15'0 x 13'0	4.57m x 3.96m
Kitchen	14'7 x 13'0	4.45m x 3.96m
W.C.	6'5 x 4'2	1.96m x 1.27m
Bathroom	9'3 x 8'5	2.82m x 2.57m
Bedroom 1	13'1 x 9'10	3.99m x 3.00m
Bedroom 2	19'5 x 13'1	5.92m x 3.99m
Bedroom 3	14'8 x 12'1	4.47m x 3.68m
En-Suite	7'4 x 6'7	2.24m x 2.01m
Bedroom 4	18'2 x 13'4	5.54m x 4.06m



GROUND FLOOR



1ST FLOOR

aspc êspc fifespc pspc tspc spc scotland

