



Craigruach, 15 Norrie Street

| Broughty Ferry | 15 DD5 2SD

Thorntons 
Let's get a move on!





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Description

We are delighted to bring to the market this substantial detached red sandstone Grade B Listed villa of immense character which provides exceptional accommodation over 2 floor levels.





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This well-proportioned family home is in stylish decorative order and benefits from gas central heating, recently installed breakfast kitchen by Selan Design and will be sold with floor coverings (including Amtico), blinds, security alarm system and integrated appliances included.

There are ample storage facilities throughout the property - including within the large attic.

The versatile accommodation is well suited to the needs of the growing family and comprises: lounge, dining room, breakfast kitchen, utility room, cloakroom, 4 double bedrooms (1 E/S), games room/bedroom 5 and a spacious bathroom.

Pleasant views are available from the master bedroom towards River Tay and Fife hills in the distance. Period features include original fire surrounds, ornate ceiling plasterwork and leaded glass window on the mid landing.

Externally, there are extensive, enclosed grounds surrounding the property with a driveway to the front accessed from Norrie Street and a large garage and a further driveway accessed from Panmure Street.

There are areas of lawn and a patio area, useful coal shed and outhouse.

Broughty Ferry boasts a wide range of amenities including schools, stylish boutiques, contemporary restaurants and the picturesque harbour and shore areas. Early viewing is highly recommended.









Lounge	21'9 x 14'4	6.63m x 4.37m
Dining Room	20'1 x 17'9	6.12m x 5.41m
Breakfast Kitchen	18'1 x 14'6	5.51m x 4.42m
Utility Room	10'4 x 9'8	3.15m x 2.95m
Butler's Pantry	11'9 x 4'8	3.58m x 1.42m
Cloakroom w.c.	9'3 x 4'5	2.82m x 1.35m
Games Room/ Bedroom 5	12'8 x 11'5	3.86m x 3.48m
Master Bedroom	25'2 x 14'5	7.67m x 4.39m
En-suite	12'3 x 10'4	3.73m x 3.15m
Bedroom 2	12'8 x 11'7	3.86m x 3.53m
Bedroom 3	14'9 x 12'9	4.50m x 3.89m
Bedroom 4/Study	11'1 x 9'8	3.38m x 2.95m
Family Bathroom	6'9 x 6'5	2.06m x 1.96m

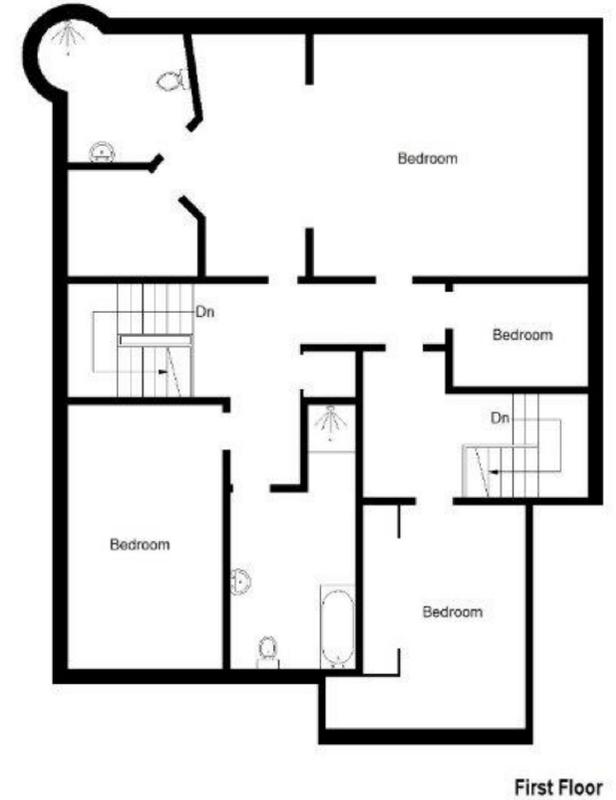


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