

T: 01382 200099

E: dundee@thorntons-law.co.uk
www.thorntons-property.co.uk

Dundee | Anstruther | Arbroath | Cupar | Edinburgh
Forfar | Kirkcaldy | Montrose | Perth | St Andrews

Thorntons 
Let's get a move on!



4 Challum Crescent

| Broughty Ferry | DD5 3SY

Offers Over £260,000

4 Challum Crescent

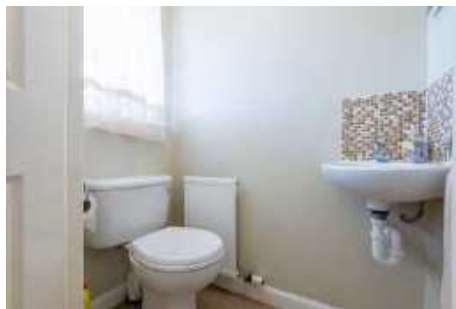
| Broughty Ferry | DD5 3SY

Offers Over £260,000

Presented to the market in immaculate condition, this sizeable detached villa is set within a quiet and desirable residential area of Broughty Ferry. The development is well positioned for swift and easy access to a range of local amenities from excellent schooling, local shops and a frequent commuter bus link to Dundee City Centre. Internal accommodation is generous, formed over two storeys comprising entrance hallway with WC Cloaks off, bright lounge with box bay window and sizeable dining room. The kitchen has been upgraded and is fitted with high quality gloss white units, integrated appliances and offers ample space for dining. French doors provide access to the rear gardens and a useful fully fitted utility room is also located off the kitchen. The first floor provides four good sized double bedrooms with in-built storage, the master also benefiting from a en-suite shower room with modern sanitary wares. A well presented family bathroom with shower over bath completes the home. Practical benefits include a recently installed gas central heating boiler and full double glazing. Externally, the property is set within sizeable garden grounds. The rear gardens have been landscaped for ease of maintenance with paved areas and easily accessible tiers which take full advantage of the available sunshine. Driveway parking is offered to the front and also provides access to the single integral garage fitted with power and lighting.

- Sizeable Detached Villa
- Desirable Residential Area
- Two Public Rooms
- Modern Dining Kitchen
- Utility Room
- Four Bedrooms
- Master En-Suite
- Family Bathroom and WC Cloaks
- GCH & DG, EPC C
- Driveway & Garage





Lounge	17'6 x 10'9	5.33m x 3.28m
Dining Room	12'3 x 9'6	3.73m x 2.90m
Kitchen	17'8 x 9'9	5.38m x 2.97m
Utility Room	8'6 x 5'5	2.59m x 1.65m
WC	6'2 x 3'0	1.88m x 0.91m
Bedroom 1	15'0 x 13'2	4.57m x 4.01m
En-Suite	6'9 x 5'1	2.06m x 1.55m
Bedroom 2	10'3 x 9'2	3.12m x 2.79m
Bedroom 3	12'1 x 10'2	3.68m x 3.10m
Bedroom 4	9'1 x 7'0	2.77m x 2.13m
Family Bathroom	8'2 x 5'5	2.49m x 1.65m



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID591282 / Ref:71757)

Thorntons is a trading name of Thorntons LLP. 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.

aspc êspc fifêspc p̂spc t̂spc ŝpc
scotland



Thorntons
Let's get a move on!

T: 01382 200099

E: dundee@thorntons-law.co.uk www.thorntons-property.co.uk

Dundee | Anstruther | Arbroath | Cupar | Edinburgh | Forfar | Kirkcaldy | Montrose | Perth | St Andrews