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Thorntons 
The right way to move



14 Dunshelt Road
| Broughty Ferry | DD5 3HS

Offers Over £285,000

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This is an exceptional opportunity to purchase a detached villa in a prime Broughty Ferry location. Dunshelt Road is conveniently placed for a wide range of local amenities including shops, leisure facilities, fantastic schooling and excellent commuter transport links into Dundee City Centre.

This ideal family home offers comfortable accommodation which comprises: Bright lounge, dining room with patio doors leading to the rear garden, contemporary kitchen, sun room, W/C, bathroom with three piece suite and four well-proportioned double bedrooms. The comprehensive list of attributes includes gas fired central heating and double glazing. The impressive kitchen installed in December 2019 incorporates an integrated fridge, freezer, electric hob, extractor fan, wine cooler and dishwasher. Externally the property benefits from extensive garden grounds to the front and rear of the property. Vehicular needs are catered for through off-street parking and a single garage. Internal viewing is essential to enable potential buyers to fully appreciate the extent and quality of accommodation within this magnificent family home.

- Detached Villa
- Prime Broughty Ferry Location
- 4 Bedrooms
- Lounge, Dining Room, Sun Room
- Kitchen
- Bathroom, WC
- GCH, DG, EPC D
- Off-Street Parking
- Garage
- Extensive Garden Grounds





Lounge	18'02 x 14'11	5.54m x 4.55m
Dining Room	14'11 x 11'08	4.55m x 3.56m
Sun Room	10'07 x 7'01	3.23m x 2.16m
Kitchen	11'04 x 10'09	3.45m x 3.28m
W/C	5'02 x 4'11	1.57m x 1.50m
Bathroom	10'05 x 5'01	3.18m x 1.55m
Bedroom	11'06 x 11'05	3.51m x 3.48m
Bedroom	15'03 x 12'10	4.65m x 3.91m
Bedroom	17'00 x 12'11	5.18m x 3.94m
Bedroom	11'04 x 9'11	3.45m x 3.02m



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:634994 / Ref:73505)

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