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**61 GOTTERSTONE DRIVE, BROUGHTY FERRY,  
DD5 1QX  
OFFERS OVER £200,000**

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**LCD**

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HOME REPORT VALUATION £200,000

EPC RATING

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This two-bedroom semi-detached villa is located within a quiet cul-de-sac of similar style properties. Ideally located just off the Arbroath Road, there is easy access to Dundee City Centre, Broughty Ferry and many amenities including Primary & Secondary schooling, grocery stores and both Claypotts & Dawson parks. The property is immaculately presented throughout with neatly landscaped gardens to the front and rear which can be easily maintained. The property also benefits from a large monobloc driveway and single garage.

A UPVC door opens into the entrance hallway with an exposed staircase leading to the upper floor and an under stair cupboard providing suitable storage space. To the front of the property is a spacious lounge with large window looking over the front garden. Accessed from the lounge is the open plan kitchen/diner which is well lit from the South facing windows. There is also a uPVC door providing access to the rear garden. The kitchen is fitted with modern white wall and base units with wood effect worktop and blue tiled splashback. The room benefits from a stand-alone breakfast bar with storage cupboards and further space for dining. The appliances include an integrated hob, oven and extractor fan and a free-standing fridge-freezer and washing machine. Also on the ground level is the modern bathroom which has partially tiled walls and wet wall surrounding the bath. This room is also fitted with a white W.C., wash hand basin, electric shower over the bath and stainless-steel heated towel rail.

The carpeted staircase leads to the upper floor accommodation which comprises two double bedrooms, shower room and a linen cupboard at the top of the stairs. The two bedrooms are of similar size with the larger situated to the front of the property. The second bedroom benefits from a South facing window and fitted wardrobes. The shower room is of a modern design with a fully fitted vanity unit with wash hand basin and W.C. The room also includes a shower cubicle, laminate flooring and stainless-steel fitted towel rail.

The garden to the front of the property is laid with monobloc, lawn and stone chips with a mature hedge providing privacy. The rear garden is South facing and is fully enclosed offering an ideal entertaining space or play area for children. The garden is laid with lawn with a stone chip boundary.

This property would be ideal for families or those looking to downsize. Early viewing is highly recommended.

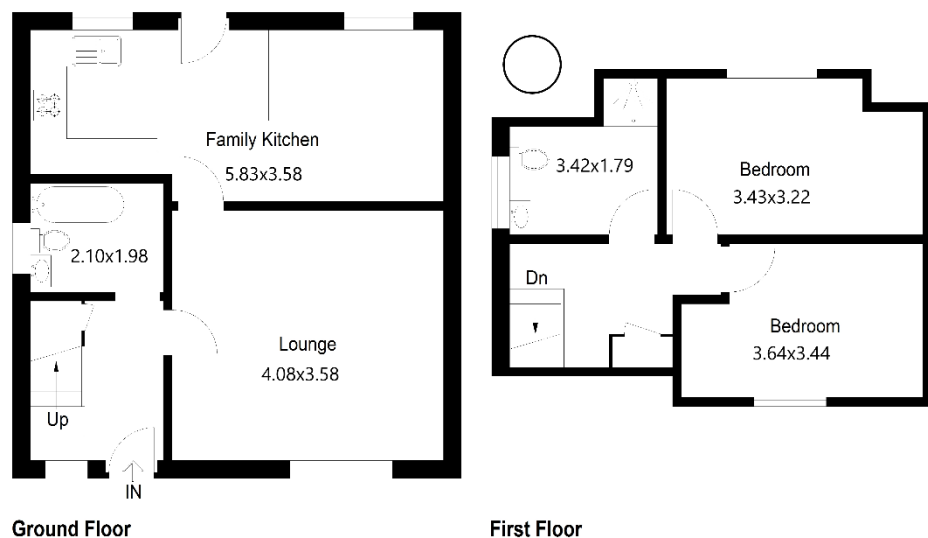


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