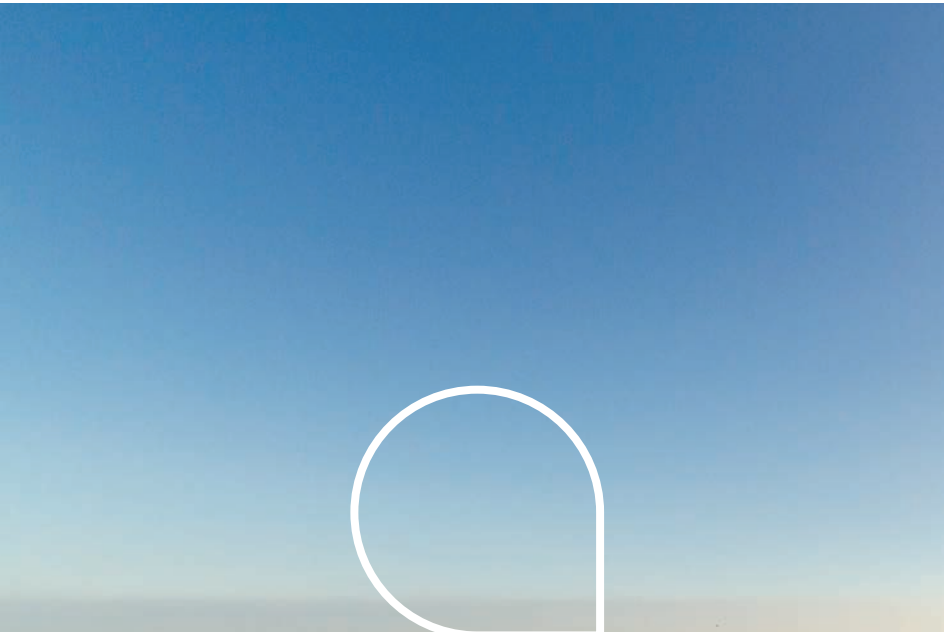




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9 Midmar Walk
BROUGHTY FERRY, DUNDEE, ANGUS, DD5 3GP



BROUGHTY FERRY

Executive four bedroom detached villa with double garage
Sits on large corner plot in desirable area

DUNDEE, ANGUS, DD5 3GP

Broughty Ferry sits on the eastern side of the City of Dundee, on the shore of the Firth of Tay.

There is an abundance of shopping for everyday requirements on hand with a good selection of superstores and supermarkets. There are four primary schools located in Broughty Ferry. They are Barnhill Primary School, Forthill Primary School, Eastern Primary School and Murroes Primary School in Kellas. The secondary schools are Monifieth High School and Grove Academy. For the sporting enthusiast, Dawson Park boasts a number of fields and facilities.

The park has five football pitches, a rugby union pitch, an American football pitch and several athletics facilities. Broughty Ferry is also home to two Bowling Clubs: Broughty BC and Broughty Castle and there are two tennis clubs. There are many attractive trail and coastal walk in and around the area.

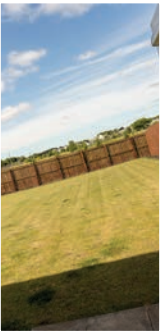


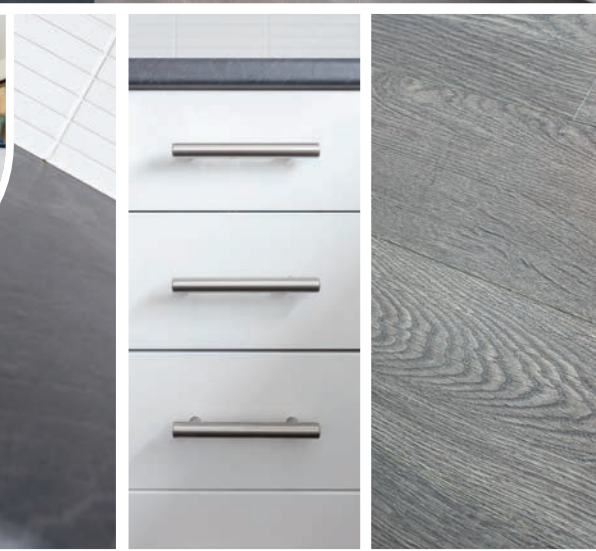
Location, location, location. Number 9 Midmar Walk certainly offers great location within the Broughty Ferry area and the Clearwater development.

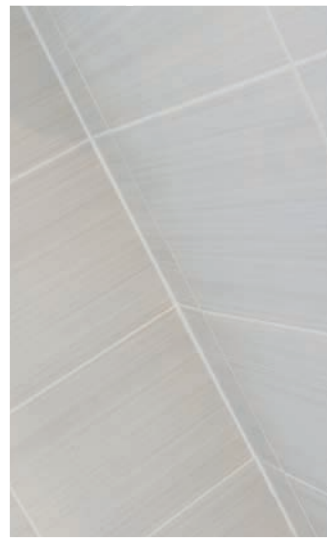
The house has been meticulously maintained by present owner and offers generous accommodation over two floors. Sitting on a good size corner plot with double garage and monobloc driveway with neat gardens to the front and rear, the house welcomes your arrival into the hall from where one gains access to all apartments including a guest cloakroom.

The lounge is spacious and offers a garden aspect with French doors leading to the garden at the rear. The décor is modern contemporary. The dining room could equally be used as a family room or television lounge and French doors lead to the garden thereby creating a great sense of flow between the living areas and gardens. The dining kitchen is fitted with contemporary floor and wall units with integrated appliances and sufficient food preparation area for family living. A utility room adds to the amenity. The guest cloakroom completes the accommodation on this level. The upper floor offers four bedrooms with the master being en-suite, and the family bathroom along with good storage.

To the rear of the house are neat gardens mostly laid to lawn creating a secure garden with clearly defined boundaries. The quality of the finishing to this home needs to be seen.









SPECIFICATIONS / FLOOR PLAN & PROPERTY LOCATION

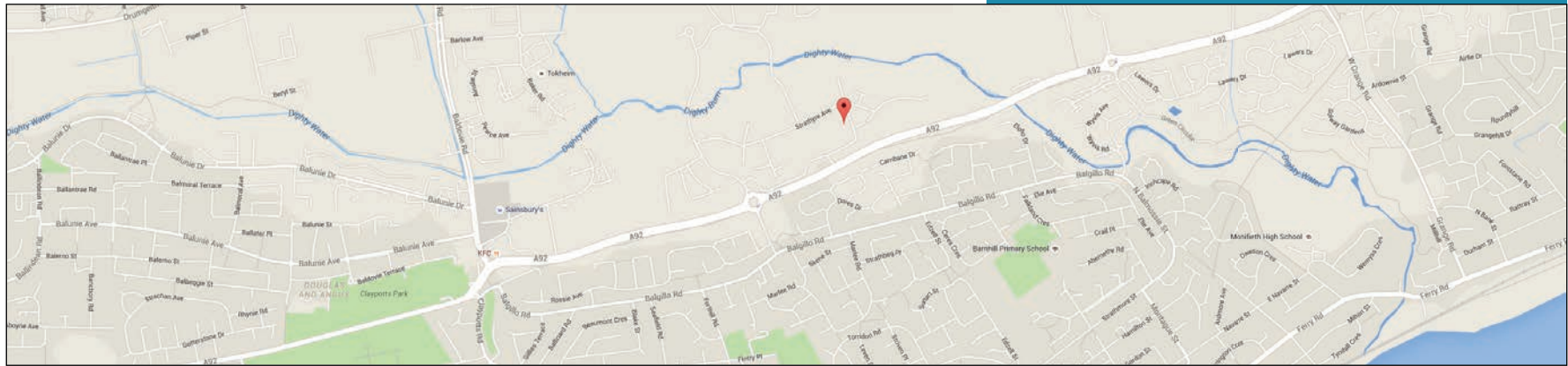


APPROXIMATE DIMENSIONS
(Taken from the widest point)

Lounge	5.30m (17'5") x 3.60m (11'10")
Dining Room	5.00m (16'5") x 3.00m (9'10")
Utility	2.90m (9'6") x 1.70m (5'7")
Kitchen	5.30m (17'5") x 3.00m (9'10")
Bedroom 1	4.75m (15'7") x 3.61m (11'10")
Bedroom 2	3.60m (11'10") x 2.60m (8'6")
Bedroom 3	4.00m (13'1") x 2.20m (7'3")
En-suite	2.40m (7'10") x 1.70m (5'7")
Bedroom 4	3.60m (11'10") x 1.70m (5'7")
Bathroom	3.00m (9'10") x 2.00m (6'7")
WC	1.70m (5'7") x 1.13m (3'8")
Garage	5.70m (18'8") x 5.40m (17'9")

GROSS INTERNAL FLOOR AREA (m²) - 141 m²

EPC - C



BEDROOMS/
BATHROOM/
TOILET



GARDEN AND STREET PARK VIEWS


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Text and description
JAYNE SMITH
Surveyor



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
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Designer