



**3 Vorlich Drive, Broughty Ferry,  
Dundee, DD5 3UL  
Offers Over £270,000**

Contact Solicitors to arrange  
an appointment to view  
01382 203000

**Chamber Practice** 



- **Entrance Hallway**
- **Open Plan Lounge/  
Dining/Kitchen**
- **Cloakroom**
- **4 Double Bedrooms**
- **Family Bathroom**
- **En Suite Shower Room**
- **Double Glazing**
- **Gas Central Heating**
- **Private Gardens**
- **Driveway & Garage**
- **Sought After Location**
- **Immaculate Condition**
- **Lovely Family Home**

The Chamber Practice are delighted to bring to market this immaculate 4 bed detached villa situated in a highly sought after residential area within walking distance of many local amenities including shops, take aways, pub/restaurant, local park and bus route within Panmurefield Village. The property is also located within excellent school catchments at both primary and secondary level and Central Broughty Ferry with its many amenities and beach front is a short drive away.

The subjects, having been upgraded to an exceptionally high standard by the current owners, are tastefully decorated throughout and the open plan living space creates a modern feel to this lovely family home. Practical benefits include generously proportioned rooms, double glazing, gas central heating and quality fittings, fixtures and floor coverings.

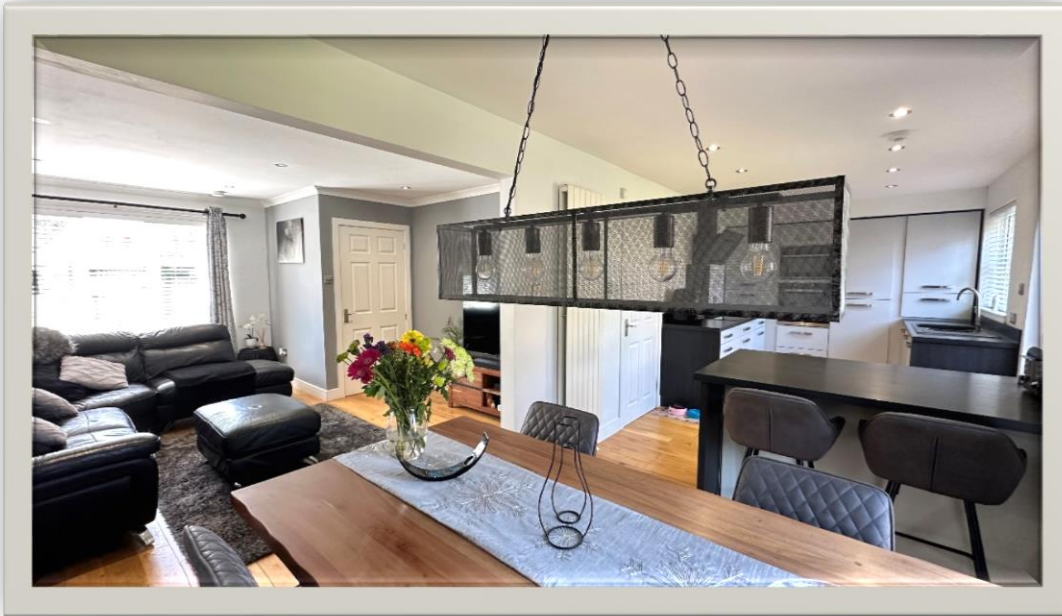
Accommodation comprises: hallway with connecting doors to lounge and cloakroom and carpeted staircase leading to upper floor; extremely bright and spacious open plan lounge/dining with front facing window and French doors leading to the rear garden; beautifully appointed kitchen fitted with a range of contemporary units with complementary worktops, integrated electric hob with extractor hood over, oven, combination microwave/oven, dishwasher and washing machine, storage cupboard and part glazed external door to rear; fully tiled cloakroom with W.C. and wash hand; upper landing with connecting doors to bathroom and bedrooms and hatch to attic; stylish family bathroom with W.C., wash hand basin and bath with mains fed shower over, attractive tiling and wet-wall panelling; master bedroom with built in wardrobe/storage facilities and connecting door to en suite shower room; and three further double bedrooms, one of which is currently being utilised as a walk-in wardrobe/dressing room. Externally the front garden is laid to lawn and a Monobloc driveway leading to the garage provides ample off street parking facilities. The fully enclosed large rear garden has lawn, paving and raised deck areas.

This ready to live in family home is in absolute move in condition and early viewing is highly recommended to avoid disappointment.

Dundee, the City of Discovery, is a modern and vibrant city set in a stunning location at the mouth of the River Tay on the east coast of Scotland with a population of approx. 142,000.

The city benefits from a central geographic location, with 90% of Scotland within 90 minutes drive. Dundee is a main station on the UK east coast line, has excellent motorway network access and a regional airport with direct flights from London. It is also a significant cruise ship port and is currently undergoing a multimillion pound regeneration of its waterfront connecting the city centre to the River Tay once again.

Dundee is attracting inward investment from around the world and has been receiving recognition on the world stage, being described as the best city U.K, and one of the best places in Europe to visit.





GROUND FLOOR  
44.6 sq.m. approx.



1ST FLOOR  
54.7 sq.m. approx.



TOTAL FLOOR AREA : 99.3 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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*Included in the sale are all carpets and floor coverings, window blinds where fitted and integrated appliances.*

These particulars have been carefully prepared and are believed to be correct, but their accuracy is not guaranteed and prospective purchasers must satisfy themselves as to the various points mentioned herein before offering. All measurements have been taken using an electronic measurement device and are not guaranteed.