



GILSON GRAY

LAW • PROPERTY • FINANCE

4 MONTAGUE STREET
Broughty Ferry, Dundee, DD5 2RB



SET IN **EXCLUSIVE BROUGHTY FERRY**

Covering over 3,854 square feet and enjoying a prime position in exclusive Broughty Ferry, this executive detached house is an exceptional family home that boasts multiple reception rooms and bathrooms, and a total of five double bedrooms, including a self-contained guest annex.

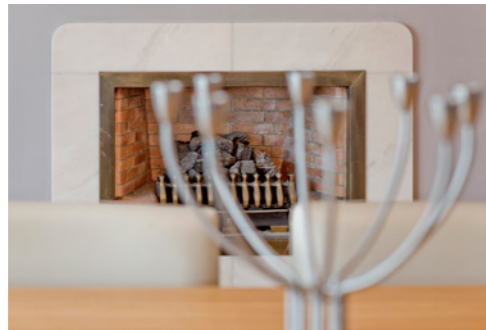
The highly versatile property is beautifully presented throughout in elegant hues and further benefits from luxury Karndean and Junkers flooring, and quality fixtures and fittings. It also features mature wraparound gardens and extensive private parking.

Inside the home, accessed via a video/keypad entry system, a vestibule and reception hall welcome you in, providing a glimpse of the high-quality interiors to follow. There is a convenient WC and built-in storage before the hall leads left into an expansive drawing room, which is fronted by two bay windows (with fitted shutters) for an abundance of natural light. Thanks to its shape, this reception room lends itself well to set areas of lounge and dining furniture, both of which can be neatly zoned to enjoy their own sense of space. In addition, there are two beautiful wall-mounted fireplaces for cosy evenings. Directly ahead from the hall, double doors lead into a relaxed snug that can be used for casual dining. Conveniently, it affords open access to the living room and to the kitchen. The living room has very generous dimensions for a wide choice of comfy furnishings, ideally arranged around a log-burning stove. Bathed in all-day sun, it has a bay window to the front, French doors to the garden, and additional rooflights as well.

PROPERTY FEATURES

- An executive detached house & self-contained guest annex
- Covering over 3,854 square feet
- Set in exclusive Broughty Ferry
- Near amenities, schooling, & the beach
- In easy reach of the train station
- Elegant interior design throughout
- Video/keypad entry system
- Vestibule & reception hall with WC
- Large drawing room with bay windows
- Large living room with log-burner
- Relaxed & versatile snug
- Impressive Shaker-inspired kitchen
- Utility room with garden access
- Naturally-lit landing with storage
- Four generous double bedrooms
- One 3pc en-suite shower room
- Bright, fully-tiled 4pc bathroom
- Landscaped wraparound gardens
- Multi-car driveway & double garage with workshop





IMPRESSIVE **SHAKER-INSPIRED** KITCHEN

Meanwhile, the kitchen has an impressive footprint and a fantastic arrangement of cabinets, providing generous storage and workspace. It has an attractive Shaker-inspired design, and is finished with undercabinet lighting, further built-in storage, and an Aga cooker. A utility room supplements the kitchen with garden access and a quiet space for laundry.





FOUR GENEROUS DOUBLE BEDROOMS

On the first floor, a naturally-lit galleryed landing (with storage) connects to four generously proportioned double bedrooms. The dual-aspect principal bedroom has a built-in cupboard and the added luxury of an en-suite shower room. The second bedroom features a built-in wardrobe and a dressing area. The third bedroom also has a built-in wardrobe, whilst bedroom four, currently arranged as an office, showcases the home's versatility. Bedrooms two and three also have fitted window shutters. A bright, fully-tiled four-piece bathroom completes the accommodation. The property is protected by external security cameras.

"... EXCEPTIONAL FAMILY HOME THAT BOASTS MULTIPLE RECEPTION ROOMS AND BATHROOMS, AND A TOTAL OF FIVE DOUBLE BEDROOMS, INCLUDING A SELF-CONTAINED GUEST ANNEX..."





LANDSCAPED WRAPAROUND GARDENS

Externally, the property is nestled within substantial wraparound gardens (including a fully-enclosed rear garden), which are landscaped with sweeping lawns and established leafy greens.

Extensive parking is provided by a multi-car driveway, with electric gates, and a detached double garage, with an electric door and an accompanying garden store/workshop. Furthermore, there is a self-contained annex above the garage, which enjoys multi-aspect windows and Juliet balconies. It features a generous open-plan layout, a modern kitchen with integrated appliances, and its own shower room – perfect for guests, independent family members, and for the holiday rental market.

Extras: integrated kitchen appliances, An Aga cooker, a dishwasher, a fridge/freezer, a washing machine, and a tumble dryer to be included in the sale.(TBC) A Husqvarna robot lawn mower is also included. Please note, no warranties or guarantees shall be provided in relation to any of the moveables and/or appliances included in the price, as these items are to be left in a sold as seen condition.

EPC RATING:

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COUNCIL TAX BAND:

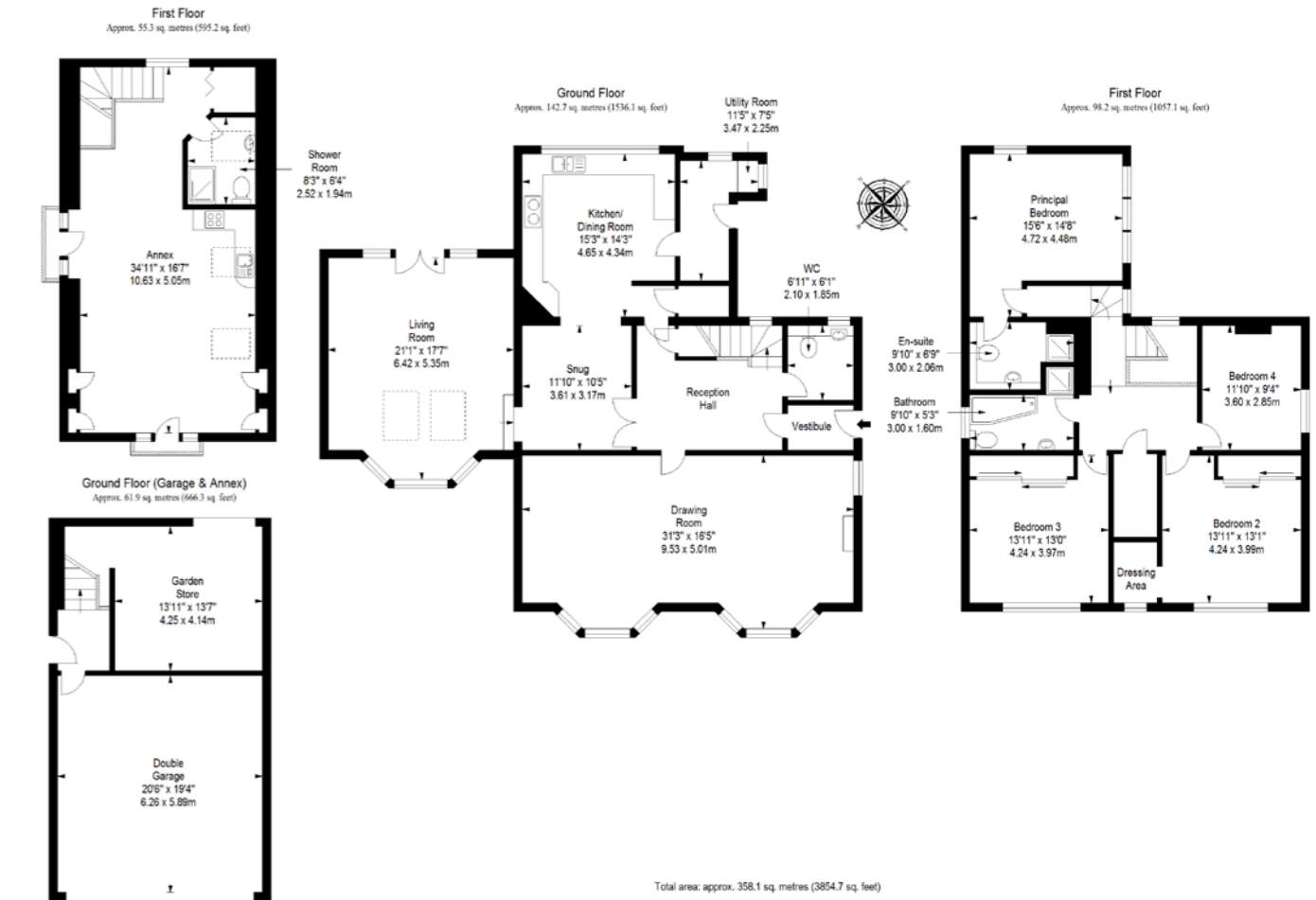
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VIEWING

By appointment with Gilson Gray on 01382 201000.

BROUGHTY FERRY DUNDEE

Some four miles east of Dundee on the north bank of the Firth of Tay, Broughty Ferry promises the best of both worlds: a coastal lifestyle with the vibrant city on its doorstep. During the Industrial Revolution, when Dundee established its wealth in 'jute, jam and journalism', the former fishing and whaling village of Broughty Ferry was transformed into one of the most affluent suburbs in Europe, which accounts for its rich stock of grand detached villas and mansion houses. The seaside resort remains a popular tourist attraction today, with visitors drawn to its long, sandy beach and esplanade, 15th-century Broughty Castle, and its array of fashionable eating and drinking spots. Broughty Ferry enjoys all the local amenities you would expect of a small town, which are supplemented, of course, with world-class shopping, culture, and heritage in Dundee. The UK's first UNESCO City of Design, Dundee was also named Best Place to Live in Scotland 2019 by The Sunday Times. In addition to excellent road (and public bus) links for local and national travel, Broughty Ferry station operates regular services to Dundee and further afield to Aberdeen, Arbroath, and Edinburgh. Daily flights and direct trains to London are also available from Dundee Airport and Dundee train station, respectively. Broughty Ferry offers education at all levels, with nursery schools, three primary schools, and a secondary school. Independent schooling and childcare options are also available nearby, including the prestigious High School of Dundee.





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 @gilsongrayprop  gilson gray property  gilson gray property  @gilsongrayprop

EDINBURGH

29 Rutland Square
EH1 2BW
0131 516 5366

GLASGOW

160 West George Street
G2 2HQ
0141 530 2021

EAST LOTHIAN

33 Westgate
EH39 4AG
01620 893 481

DUNDEE

11 South Tay Street
DD1 1NU
01382 201 000

ST ANDREWS

01334 845 934

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PROTECTED

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