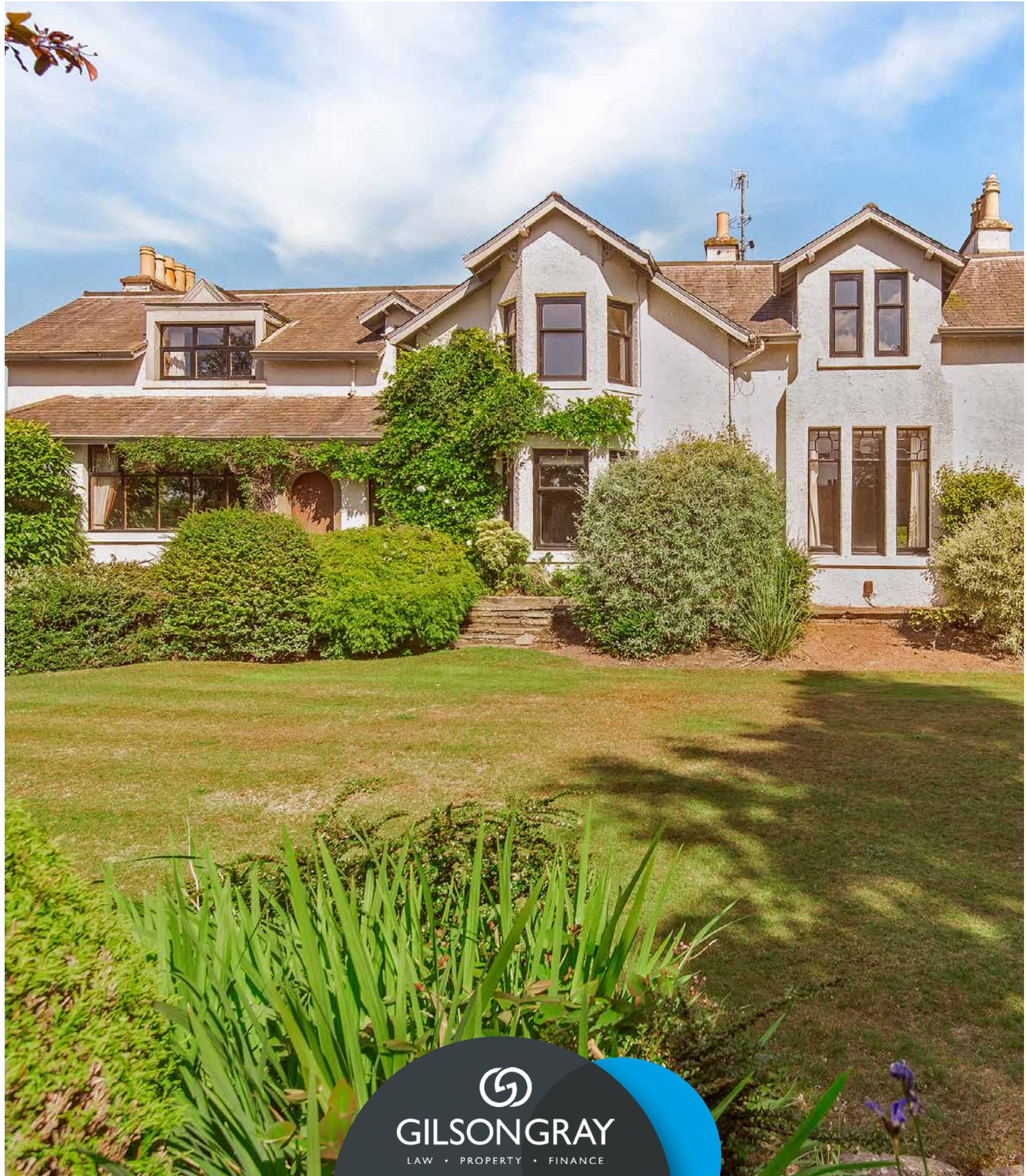


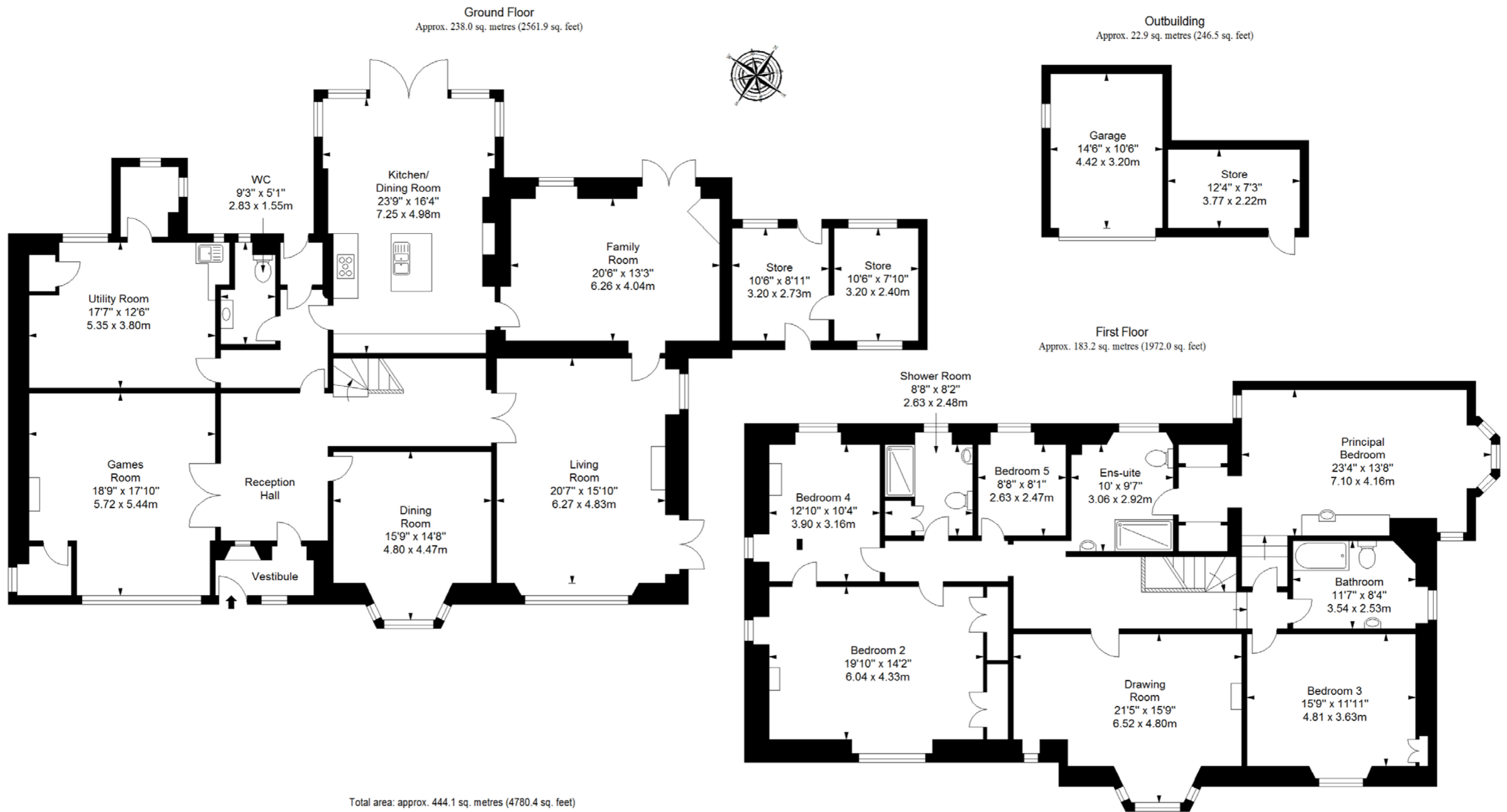
19 PANMURE TERRACE

BROUGHTY FERRY, DUNDEE, DD5 2QQ

Covering over 4,780 square feet, this magnificent villa is a rarely available family home that resides on a very generous plot, promising substantial and highly versatile accommodation.



FLOOR PLAN



DISCLAIMER:

These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.

EPC RATING:



COUNCIL TAX BAND:



VIEWING

By appointment with Gilson Gray on 01620 893 481.



A MAGNIFICENT VILLA IN BROUGHTY FERRY

The exclusive property makes incredible use of space and light, with expansive, multi-aspect rooms boasting characteristic high ceilings and elegant interior design, which combines period beauty with contemporary sensibilities. It features five reception rooms, five bedrooms, and multiple bathrooms, as well as a statement kitchen/dining room, mature wraparound gardens, and extensive private parking. It is the ultimate family home for luxury lifestyles, and further benefits from a southeast-facing aspect and a prime location in prestigious Broughty Ferry.





FIVE EXPANSIVE RECEPTION ROOMS



Inside, a bright vestibule gives way to an inviting reception hall with characterful details, such as exposed ceiling beams. From here, double doors make a grand entrance into the dual-aspect living room, which catches the eye with its sweeping footprint and oversized feature windows (including doors to outside).

It has sumptuous décor and an exquisite fireplace, which frames a gas stove. Also throughout the ground level are three further reception rooms that have equally impressive proportions. These include: a formal dining room with a bay window; a contemporary family room with a wood burner and French doors to the garden; and, a characterful games room that has an abundance of period charm, including an imposing feature fireplace and rustic woodwork. On the first floor, a bright galleried landing (with a built-in bookcase) connects to another considerable reception room, providing further flexible space for relaxing and socialising. This drawing room has a handsome feature fireplace and a sweeping bay window with a charming window seat.

STUNNING KITCHEN/DINING ROOM

The kitchen/dining room also has an expansive footprint, incorporating a central island with a breakfast peninsula and further space for seated dining, set below a double-height apex ceiling that is framed by a wonderful array of triple-aspect windows and rooflights. Perfect for budding chefs, it has a sophisticated design, fitted with generous cabinet storage and deluxe worktops illuminated by ambient lighting. Furthermore, this stunning space extends out (via French doors) onto the garden – perfect for summer soirees. Meanwhile, the ground floor is completed by a WC and a large utility room.

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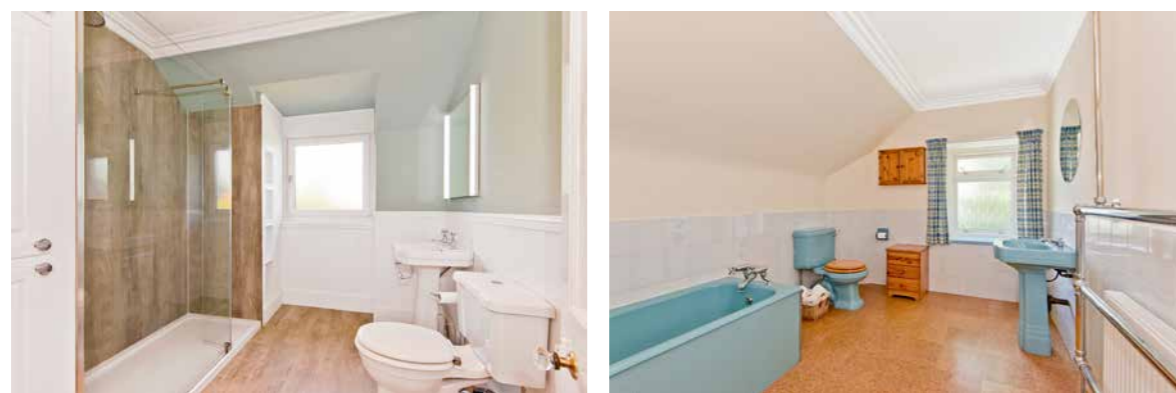


Also extending from the landing are five bedrooms, comprised of two large king-size rooms with built-in wardrobes, two spacious doubles, and one versatile single.

The king-size principal bedroom occupies an impressive footprint, and further boasts a fitted wash area and a high-specification en-suite shower room, with a double walk-in rainfall shower. Meanwhile, the second king-size bedroom and one of the doubles (bedroom 4) both enjoy classic wood panelling and open feature fireplaces. The exceptional accommodation is completed by a family shower room, with a similar spec to the en-suite, and by a separate family bathroom.

Outside, the home sits within a substantial plot, incorporating fully-enclosed gardens to the front, side, and rear, and three external stores. These mature gardens are beautifully tended, providing a truly scenic landscape for the entire family, including sweeping lawns, alfresco dining areas, and secluded spaces for relaxing in the sun – all lovingly bordered by establish trees and planting. Furthermore, there is comprehensive parking for multiple vehicles thanks to a multi-car driveway and a detached single garage.

Extras: Integrated fridge and dishwasher as well as a freestanding freezer to be included in the sale. 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.



"...THE EXCEPTIONAL ACCOMMODATION IS COMPLETED BY A FAMILY SHOWER ROOM, WITH A SIMILAR SPEC TO THE EN-SUITE, AND BY A SEPARATE FAMILY BATHROOM..."



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.

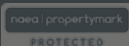
The seaside resort remains a popular tourist attraction today, with visitors drawn to its long, sandy beach and esplanade, 15th-century Broughty Castle, and its array of fashionable eating and drinking spots. Broughty Ferry enjoys all the local amenities you would expect of a small town, which are supplemented, 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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