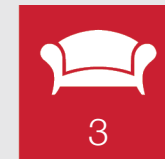




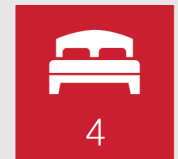
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4 Wyvis Avenue
Broughty Ferry

Dundee, DD5 3ST



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Summary

Nestled at the end of a peaceful cul-de-sac, this executive four-bedroom detached house forms part of an exclusive development in the coastal suburb of Broughty Ferry. It offers generous accommodation that is finished to exceptionally high standards, and boasts two reception rooms, a quality kitchen, and three washrooms, including a high-specification en-suite with a roll-top bath and walk-in shower cubicle. The southeast-facing home further benefits from ample private parking and a fully-enclosed rear garden primed for alfresco dining in the sun.

Extras: all fitted floor and window coverings, light fittings, gas range cooker, fridge/freezer, and integrated dishwasher to be included in the sale.

Features

- An exceptional detached house
- Set in highly sought-after Broughty Ferry
- Welcoming vestibule and hall with WC
- Dual-aspect living room with fireplace
- Southeast-facing formal dining room
- Modern open-plan kitchen/dining room
- Separate utility room for discreet laundry
- Three double bedrooms with wardrobes
- Versatile single bedroom/home office
- Luxurious 4pc en-suite bathroom
- High-spec 3pc family shower room
- Landscaped front and rear gardens
- Private double driveway
- Integral garage with access to the hall
- Gas central heating and double glazing



"A stunning detached family home in Broughty Ferry, offering a picturesque lifestyle near the countryside and coast"



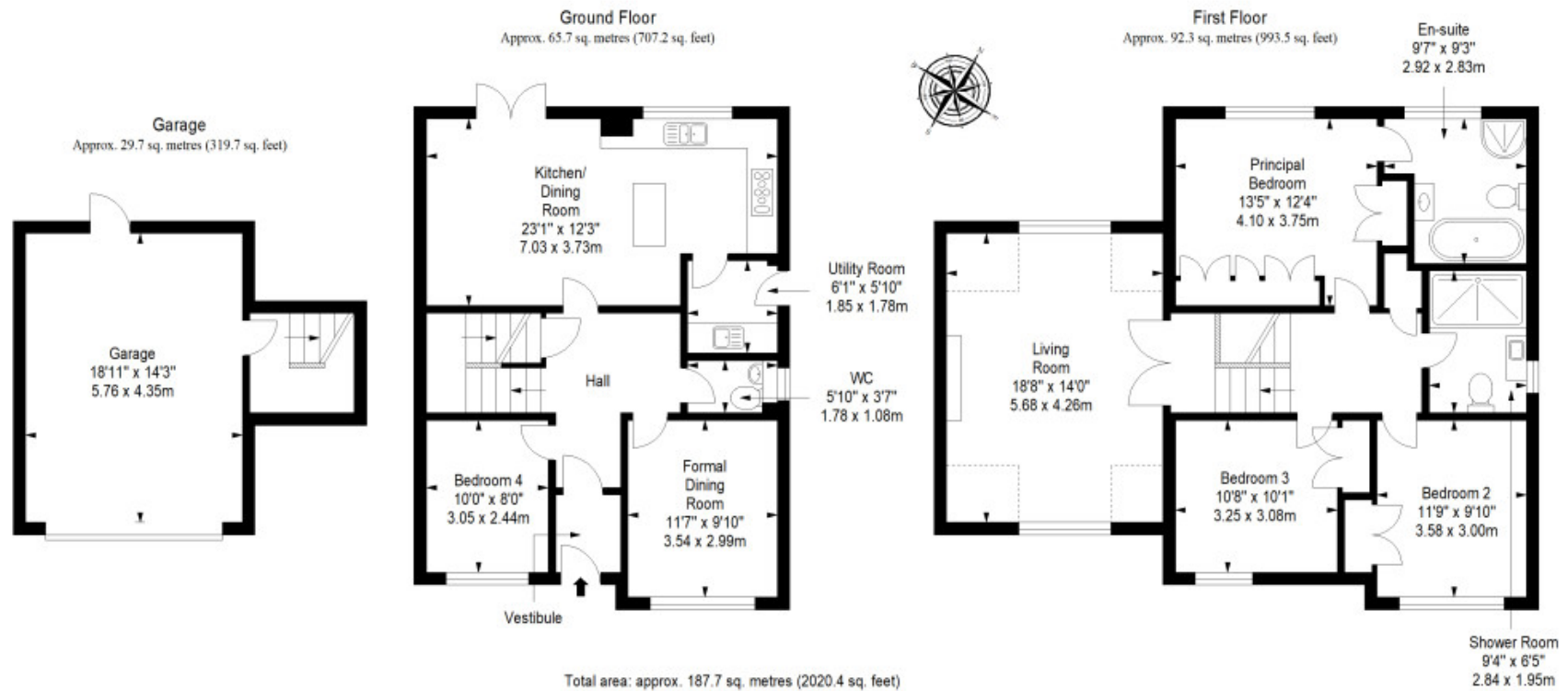




"High-quality modern interiors finished to exceptional standards, generous private parking, and well-maintained gardens"



Floorplan





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