



38 Castle Road, Longforan, Dundee, DD2 5HA



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Offers Over £334,950



We are delighted to bring to the market this spacious and very well presented executive 5 BEDROOM FAMILY VILLA situated within a prime location in the highly desirable village of Longforgan.

The property offers versatile and well proportioned accommodation over two floors comprising: entrance hall, spacious lounge, conservatory, dining room, breakfasting kitchen, utility room, W.C. and fifth bedroom/study on the ground floor level together with four bedrooms, the master of which is en-suite and family bathroom with bath and shower on the first floor level. There is gas central heating and double glazing throughout.

The property benefits from having very well maintained and beautifully landscaped garden grounds to the front and rear and the south facing aspect to the rear allows sunshine all day long. The rear garden also looks over the countryside towards the Tay estuary. To the front of the property there is a large driveway providing off street parking for a number of cars leading to a double garage with the benefit of electronic doors.

Early viewing is highly recommended to appreciate the quality and quantity of accommodation on offer.



AREA

The picturesque conservation village offers a range of local amenities including a shop/post office, reputable primary school, sociable bowling club, community hall, play park, church and village Inn. Secondary schooling can be found in the nearby cities of Perth and Dundee. The M90 links to Edinburgh while the M9/M80 links to Stirling and Glasgow, and the A9 trunk road leads to Inverness. Ninewells hospital and medical school are within easy reach and PRI lies approximately 20 miles to the West of the village. Abertay and Dundee Universities, Dundee Airport and Technology Park are all within close proximity. There are mainline railway stations at Dundee and Perth.

ENTRANCE HALL

17' 4" x 7' 1" (5.28m x 2.16m) Entered via a part decorative glazed front door, the entrance hall provides access to all accommodation. Oak floor covering. Radiator. Cornicing to the ceiling. Under stair storage cupboard housing the electric meter and fuse box. Telephone point.

W.C./CLOAKROOM

5' 2" x 3' 8" (1.57m x 1.12m) Fitted with a white suite comprising: W.C. and pedestal wash hand basin with splash back tiling. Opaque glazed window to the rear. Radiator. Oak floor covering.



BREAKFASTING KITCHEN

21' 6" x 12' 6" (6.55m x 3.81m) An open plan breakfasting kitchen which is fitted with a range of shaker style wall and base units with contrasting work surfaces and tiling between. Integrated Neff oven/grill with gas hob and extractor over. Intergrated fridge/freezer. Dishwasher included in sale. Island unit with further storage under. Inset LED lighting to the ceiling. Two radiators. Window to the rear and deep picture window within the breakfast area. Attractive tiling to the floor.

UTILITY ROOM

9' 6" x 6' 1" (2.9m x 1.85m) Fitted with wall and base units with contrasting work surfaces and stainless steel sink unit. Space for washing machine. Window to the rear and part glazed door to the side. Tiled floor covering. Door to integral garage.

LOUNGE

16' 2" x 12' 8" (4.93m x 3.86m) A spacious public room entered from the hall via double French glazed doors. Attractive feature fireplace housing gas fire enclosed within decorative surround. Cornicing to the ceiling. Radiator. Telephone and television points. Carpet.

CONSERVATORY

14' 2" x 13' 8" (4.32m x 4.17m) Entered from the lounge via double French glazed doors, the conservatory overlooks the manicured rear garden and is south facing therefore allowing plenty of natural sunlight. Tiled floor covering. Wall lights. Please note that all rattan furniture is included within the sale.



DINING ROOM

12' 8" x 11' 1" (3.86m x 3.38m) A versatile public room entered from the lounge via glazed French double doors and with window to the front. Radiator. Cornicing to the ceiling. Television point. Carpet.

BEDROOM 5/STUDY

A versatile room currently utilised as a home office however would make an excellent fifth bedroom if required. Window to the front. Radiator. Carpet. Cornicing to the ceiling. Telephone point. Please note all fitted shelving and computer desk is included in the sale.

LANDING

15' 10" x 6' 11" (4.83m x 2.11m) A carpeted staircase provides access to the first floor landing and thereon to all further accommodation. Hatch to attic space. Shelved linen cupboard. Carpet. Radiator.

BEDROOM 1

12' 8" x 12' 0" (3.86m x 3.66m) A spacious double bedroom with window to the front. Fitted double wardrobe with mirrored sliding doors, shelving and hanging rail. Carpet. Radiator. Telephone point.

EN-SUITE SHOWER ROOM

6' 8" x 6' 4" (2.03m x 1.93m) Fitted with a cream suite comprising: W.C. and wash hand basin enclosed within vanity unit with cupboard under and shower cubicle. There is partial tiling to the walls and complementary tiling to the floor. Opaque glazed window to the side provides additional light and ventilation. Radiator.

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BEDROOM 2

10' 8" x 10' 1" (3.25m x 3.07m) A further double bedroom with window to the rear affording magnificent views. Fitted double wardrobe with mirrored sliding doors, hanging rail and shelving. Carpet. Radiator.

BEDROOM 3

10' 4" x 8' 3" (3.15m x 2.51m) A double bedroom with window to the front. Fitted double wardrobe with mirrored sliding doors, hanging rail and shelving. Radiator. Carpet.

BEDROOM 4

9' 9" x 8' 3" (2.97m x 2.51m) A further spacious bedroom with window to the rear, again with lovely views. Carpet. Radiator.

BATHROOM

8' 10" x 6' 4" (2.69m x 1.93m) Fitted with a cream suite comprising: W.C. and wash hand basin enclosed within vanity unit with cupboard and shelving under, bath and separate shower cubicle. Partial tiling to the walls and complementary tiling to the floor. Radiator. An opaque glazed window to the rear provides additional light and ventilation.

EXTERNAL

The property is situated within sizeable garden grounds and to the front of the property there is a large pattern paved (for ease of maintenance) driveway providing off street parking for a number of cars leading to the double garage which is approximately 19'4" x 18'9". The garage has the benefit of electronically operated doors and has a workstation together with power, light and a door to the side. The south facing rear garden is enclosed with timber fencing and is predominantly laid to lawn for ease of maintenance with planted borders. Within the rear garden there are several paved patio areas and an attractive decked area adjacent to the pond providing an ideal haven for relaxation during the summer months. Greenhouse. Two timber sheds.

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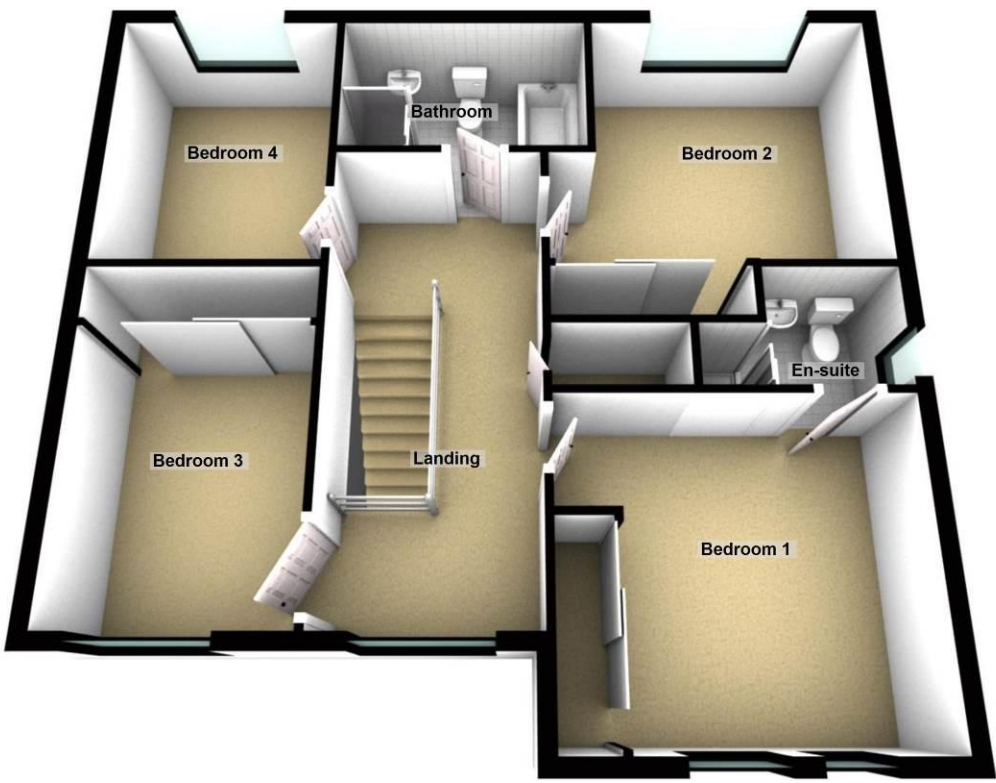
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Ground Floor



First Floor





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