


McEwan Fraser Legal

Solicitors & Estate Agents

01382 721 212

16 Westhall Terrace

MURROES, ANGUS, DD4 0SN

MURROES | ANGUS

Duntrune is a small village between Dundee and Broughty Ferry surrounded by countryside. Broughty Ferry sits on the eastern side of the city of Dundee, on the shore of the Firth of Tay. There is an abundance of shopping for everyday requirements on hand with a good selection of superstores.

Murroes Primary School located on Kellas road providing nursery and primary education. There is also Monifieth High School located in Monifieth. For the sporting enthusiast, Dawson Park boasts a number of fields and facilities.

The park has five football pitches, a rugby union pitch, an American football pitch and several athletics facilities. Broughty Ferry is also home to two Bowling Clubs, Broughty BC and Broughty Castle and there are two tennis clubs. There are also many attractive trails and coastal walk in and around Broughty Ferry.





16 WESTHALL TERRACE

An excellent opportunity has arisen to acquire this spacious one bedroom upper flat, making for an ideal downsizing home or first time buy and is located within the popular Angus village of Duntrune, a short drive from The City of Dundee. Viewing of this property is highly recommended to appreciate the elegant proportions and quality of the finish.

Internally this accommodation is in good decorative order and briefly comprises;

First Floor: An entrance porch and an internal hallway providing access to the bright and spacious lounge with a window to the front of the property. The fitted, kitchen/diner, benefits from a hob, oven, dishwasher, washing machine and fridge freezer. The window captures stunning views over open countryside.

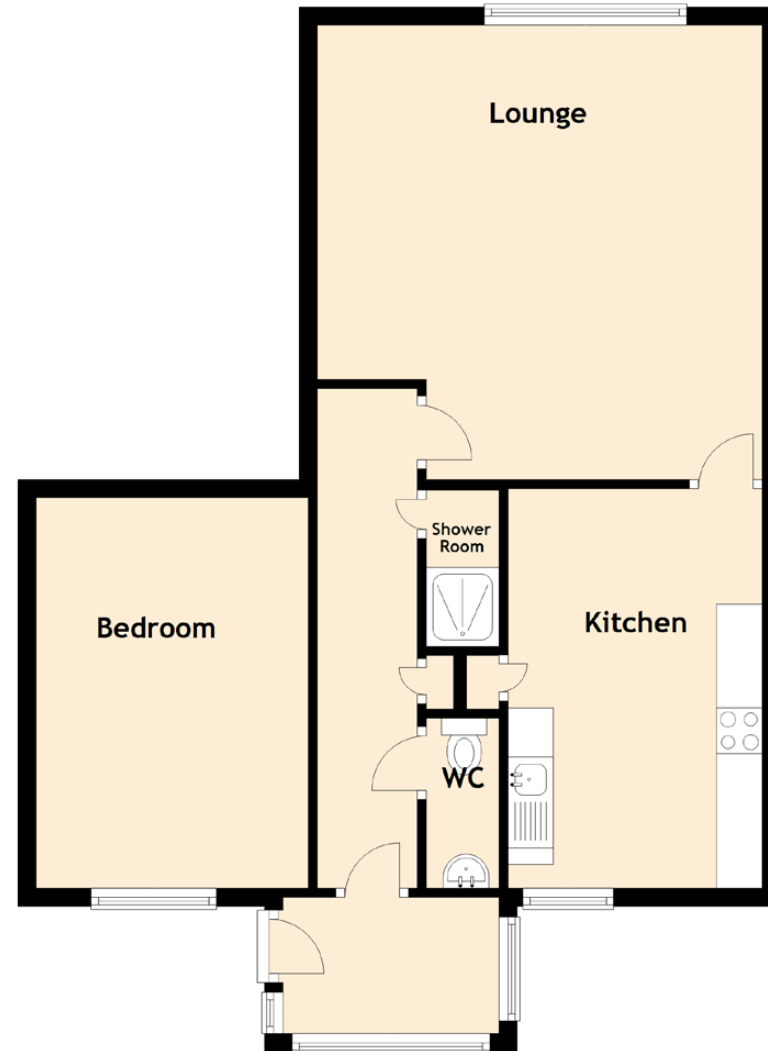
The spacious double bedroom enjoys built-in wardrobes that are included in the sale. The shower room is separate from the toilet and both are of a high standard, modern finish.

There is an attic with a Ramsay style ladder providing potential to extend into the attic subject to any necessary planning consent. A number of the neighbouring properties have done just this.

This property also benefits from not being overlooked, views across the open countryside, electric heating, full double glazing, There is a small communal area to the rear of the property including an outhouse and communal use of the washhouse as well as more than adequate on-street parking to accommodate for residents and visitors alike.



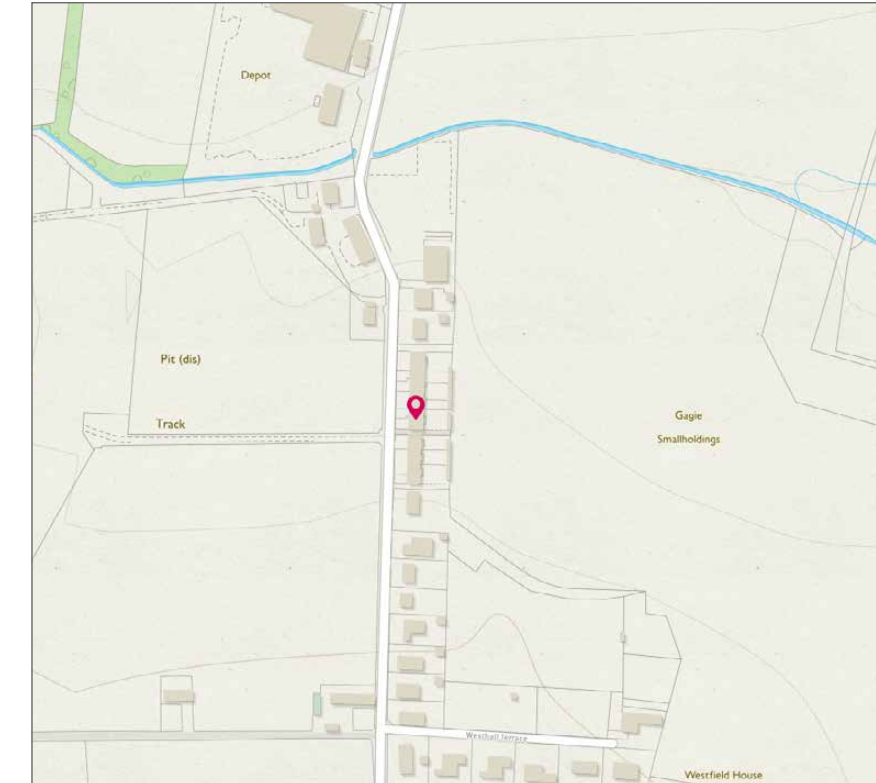
SPECIFICATIONS



Approximate Dimensions (Taken from the widest point)

Lounge	5.00m (16'5") x 4.90m (16'1")
Kitchen	4.40m (14'5") x 2.80m (9'2")
Bedroom	4.30m (14'1") x 3.00m (9'10")
Shower Room	1.74m (5'8") x 0.90m (2'11")
WC	1.80m (5'11") x 0.80m (2'7")

Gross internal floor area (m²): 58m² | EPC Rating: D






McEwan Fraser Legal
 Solicitors & Estate Agents

Tel. 01382 721 212
 www.mcewanfraserlegal.co.uk
 info@mcewanfraserlegal.co.uk

**Part
 Exchange
 Available**

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
JAYNE SMITH
 Surveyor



Professional photography
GRANT LAWRENCE
 Photographer



Layout graphics and design
ABBEY TURPIE
 Designer