

“BARTIZAN” No 1 NORRIE STREET, BROUGHTY FERRY



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Dundee City 4m Carnoustie 7.1m Arbroath 13.8m Forfar 16.2m Perth 27.3m Edinburgh 59.9m



End terraced 4 bedroom Victorian house with beautiful features such as the bedroom in the tower, hardwood floors and deep skirtings, huge south westerly facing bay windows on 3 floors (catching the afternoon and evening sun), a marble fireplace, a newly fitted kitchen, bathroom and shower room. It has a roomy basement to provide accommodation over four floors

VIEWING AND REGISTERING AN INTEREST

Viewing of the property is strictly by prior appointment only with the sole selling agents McCrae & McCrae, 27 East Port, Dunfermline, Fife KY12 7JG, Tel: 01383 722454 or Rod McCrae on 07711 561814 (evenings and weekends), Fax: 01383 621180.

Directions

From the north end of the Tay road bridge in Dundee proceed in an easterly direction along the A930 for 4 miles until you reach Broughty Ferry. Pass the Honda Garage on the right hand side and a large church on your left. Go through two sets of traffic lights (still on the A930) and Norrie Street is second left (before the Subaru garage) on your right. It is the first house on the right with the feature tower.

Situation

This period house enjoys a good position in the popular Dundee suburb of Broughty Ferry which features the harbour, the “Ferry Inn”, “The Fishermans Inn” and good quality local shops and facilities including a primary school. The Broughty Ferry train station is a few hundred yards away from “Bartisan”. Dundee offers more expansive facilities including a fine swimming pool, an excellent theatre and Dundee High School. The house enjoys southerly and westerly outlooks and accordingly is illuminated primarily from the sun from mid morning to late evening.

The House

This beautiful stone built Victorian house was built to last. It is extremely characterful with its tower, ornate stonework and the enormous south westerly Bay windows in the large lounge, the master bedroom and the tower bedroom. All four bedrooms are large double rooms. This house offers light and airy accommodation at a very modest price.



DESCRIPTION

Ground Floor (292 sq ft / 27.12 sq m)

Entrance Vestibule (W) 4'5" x 4'0"
internal (1.37m x 1.21m)

Substantial storm door with glass panel above, tiled floor, part paneled wall, oak door with large glass panel.

Front Hallway/
Staircase (W) 5'3 x 4'4
(1.62m x 1.34m)

Hardwood staircase with ballustrade

Lounge (S,W) 14'2 x 7'8
(4.33m x 2.38m)

Huge bay windows to the south west, large working fireplace with hardwood mantel . Marble inlay and hearth.

Kitchen/Dining (W) 13'2 x 10'6
(4.02m x 3.23m)

Bay window to west 7'7 x 7'5, large bright kitchen with newly fitted wall and floor units with walnut worktops.

Neft double oven with extractor fan, partly tiled walls and slate tiled floor.

Basement (134 sq ft / 12.44 sq m)

Playroom/Store 13'4 x 10'0"
(4.08m x 3.05m)

Shelved storage area with stairs to ideal play area, enough room for a double bed



First Floor (431 sq ft / 40 sq m)

Staircase/landing (E,W) 16'8 x 7'6
(5.12m x 2.31m)
8'0 x 3'0
(2.43m x 0.91m)

Master Bedroom 16'9 x 13'7
(5.15m x 2.31m)

Lovely sunny room with huge bay window (14' x 9'), large cornice deep skirtings

Bathroom (W) 9'6 x 5'6
(2.92m x 1.71m)

Partly frost glazed hardwood door, large frosted window to west, new jacuzzi bath with shower unit and screen, wc and wash hand basin. Partly

Bedroom 2

11' x 10'9
(3.35m x 3.32m)

Tiled walls, wall heater.
Large windows to the west, large cornice and skirting boards, Water boiler



Bathroom



Master Bedroom



Master Bedroom

SECOND FLOOR (431 sq ft / 40 sq m)

Landing/staircase 14'3 x 7'4
(4.36m x 2.26m)

Hallway 5'7 x 4'2
(1.74m x 1.28m)

Bedroom 3 (SW) 18'3 x 11'4 max
(5.58m x 3.47m)

Shower room 7'2 x 5'3
(2.19m x 1.92m)

Bedroom 4 (W) 13'45 x 10'19
(4.1m x 3.9m)

Landing study area with cupola above shedding excellent light

Bedroom in the tower. Two Dormer windows to south west 12' x 5', slightly combed ceiling, wall cupboard. Including window WC wash hand basin, shower cubicle with mira shower, tiled walls and floor

Dormer window with three double glazed windows to the west



Shower Room



Bedroom 3



Bedroom 4



Garden

There is an attractive garden to the south and west of the house incorporating a small sun terrace. An attractive mature tree provides shelter and shade at the south end of the garden

Closing date

It is likely that a closing date for offers will be set and prospective purchasers are advised to register their interest in the property to ensure that they are given notice of any closing date. Failure to register interest may result in the property being sold without notice.

Property misdescription.

These particulars do not constitute any part of an offer or contract. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission or mis-statement in the particulars, during negotiations or otherwise, any representation or warranty whatever in relation to this property.

Property details prepared October 2010.

