Melfort
4 Duntrune Terrace, West Ferry, Dundee, DD5 1LF
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Dundee city centre 4 miles, Carnoustie 9 miles, St Andrews 16 miles,
Perth 25 miles, Edinburgh 65 miles, Aberdeen 66 miles

One of the finest houses in Broughty Ferry

Beautifully presented late 'Arts and Crafts' house

Entrance vestibule = hall = drawing room = sitting room = dining room
cloakroom & WC breakfasting kitchen = back hall = wine cellar = utility
room = office / playroom = master bedroom with en suite shower room
5 further bedrooms = dressing room = shower room = 2 bathrooms

- Integral garage
- Fully enclosed and sheltered gardens with electric gates
- Paved courtyard with small pond and hot tub
- About 0.72 acres
- EPC rating = D

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SITUATION
Melfort is situated within a prestigious residential area in West Ferry which Charles McKeans and David Walker in Dundee, An Illustrated Architectural Guide (Pillans and Wilson Ltd, 1984) describe as “once one of the richest suburbs in Europe, it was here, and to the slopes above Broughty Ferry, that the merchant princes and jute barons of Dundee came to construct their palatial mansions. This mid to late Victorian suburb . . . remains private on its plateau high above the shore: few main roads, minor ones framed by stone walls and mature trees.”

Melfort is within easy reach of the excellent local amenities of Broughty Ferry, including primary and secondary schooling, an ample choice of shopping facilities, supermarkets, library, harbour and the Royal Tay Yacht Club. Grove Academy is within easy walking distance. Broughty Ferry is only a short distance from Dundee city centre, which offers all the facilities expected of a major city. Private schooling is available at Dundee High School. There are railway stations at Broughty Ferry and Dundee with services north and south, including a sleeper to London. Dundee Airport has flights to London Stansted. The A90 dual carriageway offers easy access to Aberdeen and to Perth and on south to Edinburgh and Glasgow. Dundee is an established centre of excellence in education and life sciences, and has renowned cultural facilities.

Away from the city, the range of outdoor pursuits is impressive. Over the River Tay is St Andrews, home of golf, while the championship course at Carnoustie is only a few miles up the coast.

DESCRIPTION
Melfort must be one of the most stunning houses in Broughty Ferry. It dates from 1927 and was designed by George C Morton of Bruce, Son & Morton, who were a well known firm of local architects. George Morton built the house for himself and it is believed that his original family business had imported OVD rum. Melfort was built in a later “Arts & Crafts” style, and while the house has been thoroughly modernised, it still retains much of the original character and style of the property. It is an elegant, detached house, which sits well within its own enclosed gardens.

Melfort is a handsome harled house with a slate roof, and internally is immaculately presented. The house was acquired by the sellers in 2010. Prior to their purchase the breakfasting kitchen had been refurbished. Since acquiring the house the
sellers have replaced all the double glazed windows, other than the upstairs Veluxes, which had been done by the previous owners. The electric Aga has been installed and the bathroom, master en suite and shower room on the first floor have also been refurbished and the boiler has been replaced. The house has been re-wired throughout for Sky Q and Sky broadband. Outside, a paved and sheltered courtyard and barbequing area has been created to the side of the house with a small fish pond and a hot tub. Internally Melfort still retains its original panelling, pitch pine doors and staircase, foliate pattern plaster ceiling decoration, cornices and fireplaces. All in all, the layout and presentation of the house are ideal for both modern family living and for entertaining. The finish and presentation throughout is exceptional.

Electric gates and a footgate with stone gate piers open onto gravelled parking areas. From the front of the house a covered entrance with wooden front doors opens to a panelled vestibule with an inner glazed and leaded door to the hall. This is an elegant hall which links all the principal downstairs rooms, and has a staircase to the first floor, together with a wooden floor, The drawing room is a most elegant room with a bay window to the east and French doors opening to the garden to the south, together with a cornice, four uplighters, open fireplace with wooden mantle and fitted bookshelves. The sitting room is another fine room with a bay window looking out onto the garden, a picture rail, fireplace with brick overmantel, fitted bookshelves, four uplighters and a wooden floor. Also off the hall is an understair walk in cloak cupboard and a part timber lined WC with pedestal washbasin and walnut parquet flooring. Opposite is the dining room. This too is another impressive reception room, which has original wooden panelling, fireplace, bay window overlooking the garden, three wall lights, wooden floor and doors to the kitchen / breakfast room.

The impressive and well appointed kitchen / breakfast room, can also be accessed directly from the hall. It has fitted wooden units with granite worktops and soft closing drawers and includes a three oven Aga with mantel and extractor, sink, American style fridge freezer with water and ice dispenser, breakfast bar and island unit with fitted dishwasher and a further sink. The breakfasting area has French doors linking out to the garden. An arch leads through to the back hall with a rear entrance door and a door to the garden. Off this is a wine cellar and a utility room housing a Hoover washing machine, Maytag American style dryer, clothes pulley, tiled floor and a wall mounted Worcester boiler. The office was previously used as a gym and playroom and has fitted bookshelves, hatch with attic ladder up to floored attic storage, further office with fitted shelves, and a door through to the integral garage. This has fitted storage units and a washbasin.

The elegant wooden staircase leads up to the first floor landing with an ornate ceiling, picture rail and two wall lights. The master bedroom is a double aspect room with a cornice, four uplighters and an impressive and tiled en suite shower room with two washtubs with vanity unit, bidet and WC. Bedroom 2 is currently used as a dressing room with two hanging cupboards and fitted shelves and hanging rails. Bedroom 3 is used as an office. Bedrooms 3 & 4 have both an interlinking dressing room, and a tiled shower room with pedestal washbasin and WC. Bedroom 4 is another double aspect room with two wall lights and an original tiled fireplace. Behind is bedroom 5 with a cornice and wall light. The bathroom is tiled and has a pedestal washbasin and WC.
Stairs with an understair cupboard lead on up to the second floor. Bedroom 6 has two Velux roof lights. The bathroom is partially tiled and has a Jacuzzi bath, corner shower cubicle, circular washbasin, WC and Velux roof light. Bedroom 7 also has two Velux roof lights. In addition there is a walk in shelved linen cupboard.

The enclosed walled garden is lovely. It mainly comprises lawn with some fine trees including two walnut trees and a copper beech, which together with rhododendrons provide privacy and shelter. There is a summerhouse and a paved seating area accessed off the breakfast room. To the side is a sheltered and paved courtyard, partially enclosed by wooden fencing. This has a small fish pond, hot tub and a covered area, and creates a lovely spot for seating and entertaining. In addition there is a greenhouse and a wild flower border.

General Remarks
Viewing
Strictly by appointment with Savills – 01356 628628.

Directions
If coming on the A90 from Perth, at the first roundabout at Dundee turn right onto the A85, signposted Dundee. Continue on towards the city centre, following the River Tay, on Riverside Drive and passing Dundee Airport.

From Dundee city centre take the A92, signposted Arbroath onto Dock Street and East Dock Street, and then continue on Broughty Ferry Road (A930) signposted Broughty Ferry. At the roundabout take the second turning onto Craigie Place and then
Floorplans
Gross internal area (approx): 467.94 sq.m (5037 sq.ft) (Including Garage)
For Identification Only. Not To Scale.
turn right onto Craigie Drive. Continue for 1.3 miles, and onto Strathern Road and the turning onto Duntrune Terrace will be seen on the left. The gates into Melfort are immediately on the right.

Alternatively if coming from the A92 (Arbroath to Dundee road) turn at the Claypotts junction, opposite Sainsbury’s onto Broughty Ferry Road (B978), signposted Broughty Ferry. Then take the second turning on the right into Duntrune Terrace. The gates into Melfort will be seen on the left before reaching the junction with Strathern Road.

Outgoings
Dundee City Council tax band H.

Energy Performance Certificate
EPC rating = D.

Solicitors
Thorntons, Whitehall House, 33 Yeaman Shore, Dundee, DD1 4BJ.

Services
Mains water, electricity, drainage and gas. Gas central heating. Electric gates with entry system.

Fixtures and Fittings
Fitted carpets, curtains and light fittings are included.

Environmental Stipulations
Melfort is listed Category C.

Planning
A planning consent, now lapsed, was granted in 2007 by Dundee City Council (Planning Ref: 07/01043/FUL) for the erection of an orangery and swimming pool, to the east of the house, and an additional detached double garage to the north west of the house.

Servitude Rights, Burdens and Wayleaves
The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

Possession
Vacant possession and entry will be given on completion.

Offers
Offers must be submitted in Scottish Legal Form to the Selling Agents. A closing date for offers may be fixed, and prospective purchasers are advised to register their interest with the Selling Agents following inspection.

Purchase Price
A deposit of 10% of the purchase price may be required. It will be paid within 7 days of the conclusion of missives. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the seller or his agents.

Important Notice
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1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

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Our ref: DRO171027.