



MML Law

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01382 206000 DUNDEE CITY | ANGUS | FIFE

102 Balgillo Road, Broughty Ferry, Dundee, DD5 3LX

Offers Over
£270,000



"Detached Bungalow, Lovely Quiet Neighbourhood"

Accommodation: Entrance Hall, Lounge with Dining Area off, Two Double Bedrooms, kitchen, Shower-Room, Double Glazing, Gas Central Heating, Garage & Gardens.



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Description

We are delighted to bring to the market this spacious Detached Bungalow.

The property is situated within a much sought after established residential location of Broughty Ferry and benefits from gas central heating and double glazing throughout. The carpets, floorcoverings, blinds where fitted are included in the sale of the property along with the integrated hob and oven, wardrobes and the fire surround and gas fire.

Internally this property offers spacious family accommodation and has the potential to extend. The property comprises of Entrance Hall with storage cupboards and hatch to attic, Good sized lounge providing comfortable living space, archway to dining area. From the dining area there is a door to the kitchen. The kitchen is fitted with ample wall and base units, integrated hob and oven and space for fridge freezing and plumbing for washing machine. From the kitchen is door to the enclosed rear garden. Two good sized double bedrooms. The shower-room comprises of two piece white suite with double walk-in shower cubicle housing electric shower.

The outside areas to the front are largely laid in mono block to form a large off street car parking driveway with a chipped section to the east side. There is a tarmac driveway leading to the garage along the westmost gable and the rear garden is laid in chips and grass with a patio slabbed section.

Viewing is highly recommended.

Area

Broughty Ferry is located to the east of Dundee City and has local amenities which include schools, shops, parks and public transport. The Broughty Ferry area is diverse with culture, history and education and has many excellent amenities which include primary, secondary and higher education, road and rail links, many restaurants, sophisticated range of shops and cultural events.



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Viewing

By appointment through Solicitors on 01382 206000 alternatively for evenings and weekends telephone 07762 171489.

Home Report

For a copy of the Home Report contact the Solicitors.

Accommodation

Lounge & Dining	23' x 14'5"
Kitchen	10'7" x 7'10"
Bedroom 1	13'11" x 11'11"
Bedroom 2	12'11" x 10'4"
Shower-Room	7'3" x 6'1"

Directions

Travelling in a westerly direction on Balgillo Road, the subjects are on the left hand side facing towards the top of Seafield Road.



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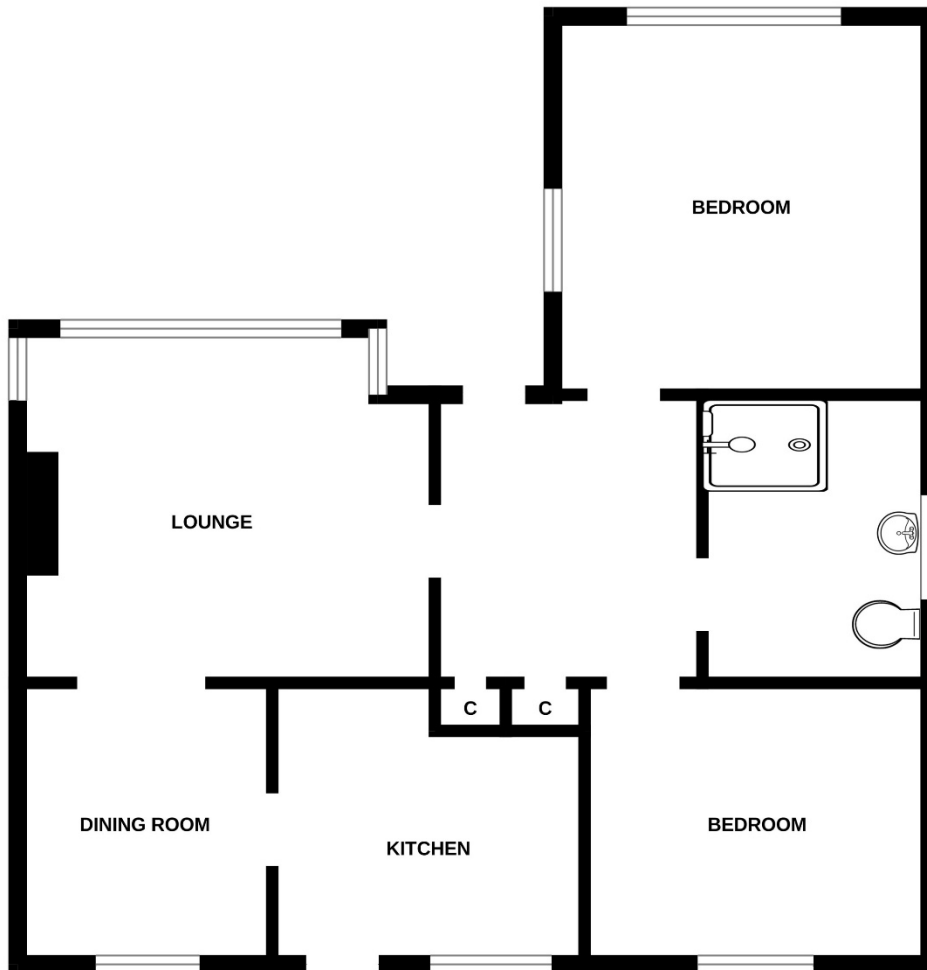
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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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