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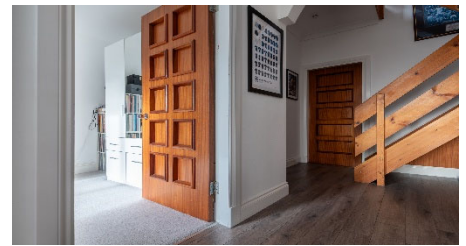
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01382 206000 DUNDEE CITY | ANGUS | FIFE

20 Balgillo Road, Broughty Ferry, Dundee, DD5 3LU

Offers Over
£285,000



***"Detached One And A Half Storey
Dwelling In Lovely Quiet
Neighbourhood"***

Accommodation: Entrance Hall, Lounge, Conservatory, Open Plan Kitchen/Family Room, Shower-Room, 3 Bedrooms, and Bathroom. Double Glazing, Gas Central Heating, Garage, Gardens.



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Description

We are delighted to bring to the market this converted, altered and extended detached one and a half storey spacious dwelling, formerly a Post Office.

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, extractor hood, dishwasher and washing machine, wardrobes in bedroom 3 and bedside table in bedroom 2 together with the fire surround and gas fire in the lounge.

Internally this property offers spacious, adaptable family accommodation.

The property comprises of Spacious Entrance Hall with staircase to upper floor. Understairs storage.

Spacious lounge with patio doors opening into the Conservatory which is located to the front of the property. Dining kitchen with ample wall and base mounted units, electric hob and oven, dishwasher and washing machine. Access to the rear garden is from a door in the kitchen area. The kitchen is open plan through to the bright family room. The third bedroom is also located on the ground floor which is also of a good size with patio doors to the front garden. Fully tiled Shower-room with two piece white suite with fitted furniture and walk-in shower cubicle.

On the upper floor, there are two further bedrooms and family bathroom. The master bedroom is exceptionally spacious with a range of fitted wardrobes and patio doors leading out to the flat roof area. The second bedroom is a good sized double bedroom, also with fitted wardrobe. The family bathroom is fitted with a three piece white suite.

Viewing is essential to appreciate the adaptable accommodation on Offer.

Outside

The property forms part of a mature, angular plot with gardens located to the front, side and rear elevation. Parking is available in front of the garage, accessed via Rossie Avenue. The gardens are of a mature design, predominantly laid to grass, with a paved patio and timber decking, along with mature trees and shrubbery. Outbuildings comprise a garden shed and greenhouse.



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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.

Viewing

By appointment through Solicitors on 01382 206000. Alternatively for evenings and weekends telephone 07935 351187.

Home Report

Contact Solicitors for a copy of the Home Report.

Accommodation

Lounge	18'1" x 14'11"
Conservatory	9'11" x 9'7"
Kitchen	13'11" x 9'3"
Family Room	17'3" x 14'1"
Shower-Room	6'9" x 5'7"
Bedroom 3	11'5" x 8'4"
Bedroom 1	16'3" x 13'11"
Bedroom 2	10'1" x 8'9"
Bathroom	7'6" x 7'3"



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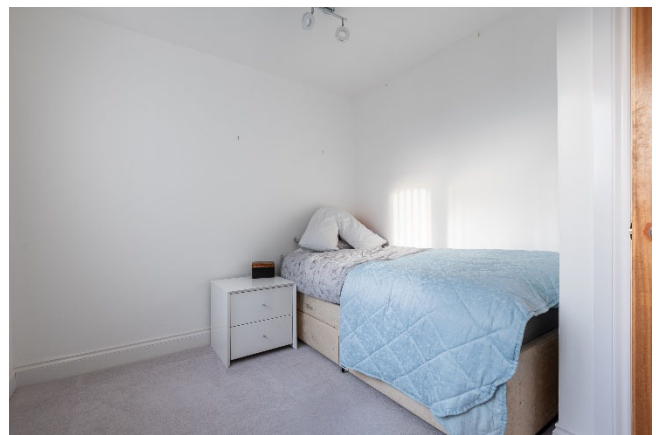
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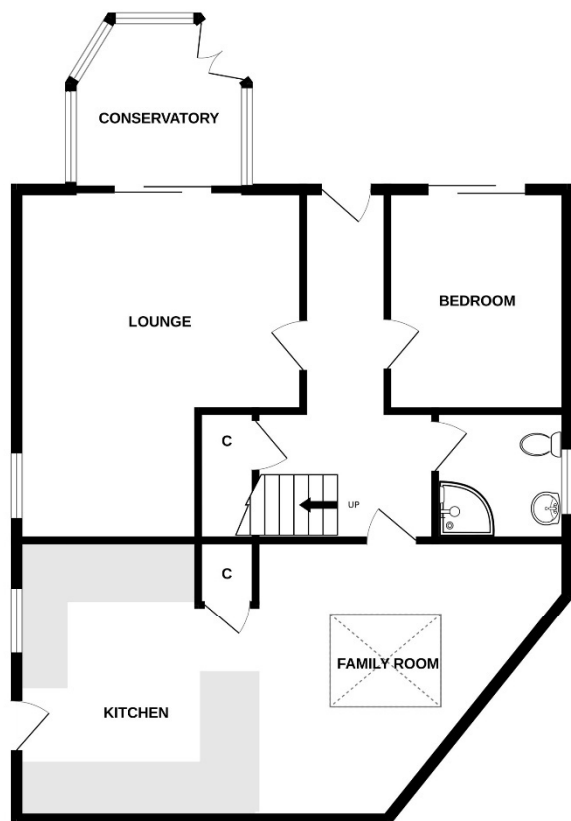


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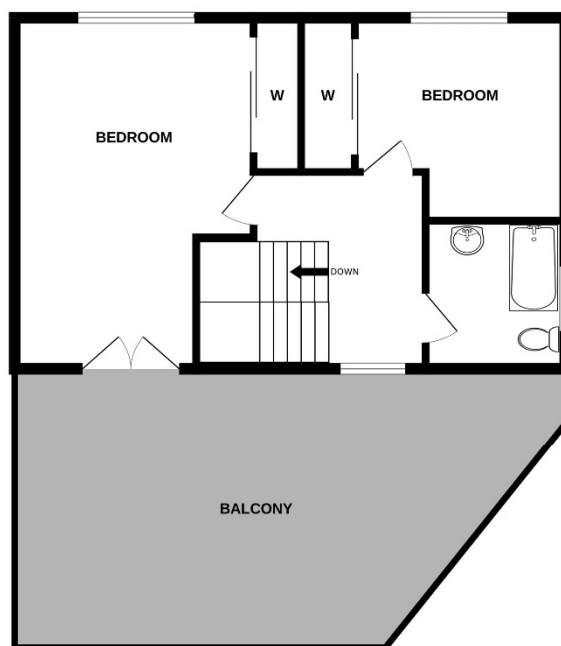
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GROUND FLOOR



1ST 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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