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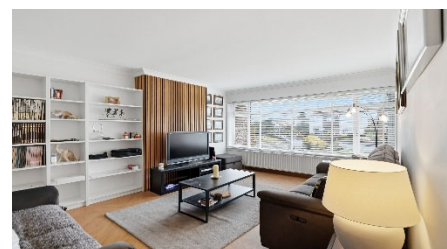
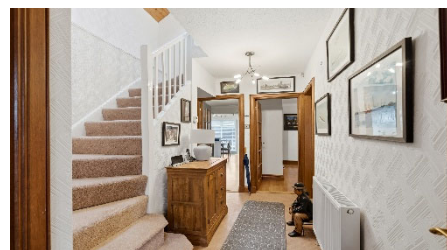
01382 206000

property@mmlaw.co.uk

01382 206000 DUNDEE CITY | ANGUS | FIFE

92 Marlee Road, Broughty Ferry, Dundee, DD5 3EW

Offers Over
£320,000



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

Accommodation: Entrance Vestibule, Hall, Lounge, Dining Room, Sitting Room, Kitchen/Diner, 3 Bedrooms, Bathroom, Shower-Room, Double Glazing, Gas Central Heating, Gardens & Garage



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Description

We are delighted to bring to the market this extended detached one and a half storey spacious dwelling.

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.

Internally this property offers spacious, adaptable family accommodation.

The property comprises, at ground floor level, Entrance vestibule leading to the hallway, spacious lounge offering comfortable living space, dining room, sitting room with French doors to the rear of the property. Good sized kitchen/diner. Double bedroom and bathroom with three piece suite.

On the upper level there are a further two double bedrooms and shower-room with two piece suite and walk-in shower cubicle.

Plenty of storage space throughout.

Viewing is essential to appreciate the adaptable accommodation on Offer.

Outside

Outside areas comprise an open plan grass lawn to the front with a raised and chipped driveway providing off street parking. Outside areas to the rear are of a low maintenance design predominantly laid in chips and paving slabs with raised areas. Garage which is fully shelved.

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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Included In Sale

Floor coverings, window fitments and light fitments.

To Be Purchased By Separate Negotiation

All the furniture in the property can be purchased by separate negotiation if required.

Viewing

By Appointment through Solicitor on 01382 206000.

Home Report

Contact Solicitor for a copy of the Home Report.

Accommodation

Lounge	11'9" x 15'10"
Dining Room	13'1" x 10'11"
Sitting Room	12'10" x 8'1"
Kitchen/Diner	12'11" x 10'11"
Bedroom 1	10'3" x 7'10"
Bathroom	9'7" x 5'11"
Bedroom 2	10' x 10'10"
Bedroom 3	10'8" x 10'6"
Shower-room	7'4" x 8'9"



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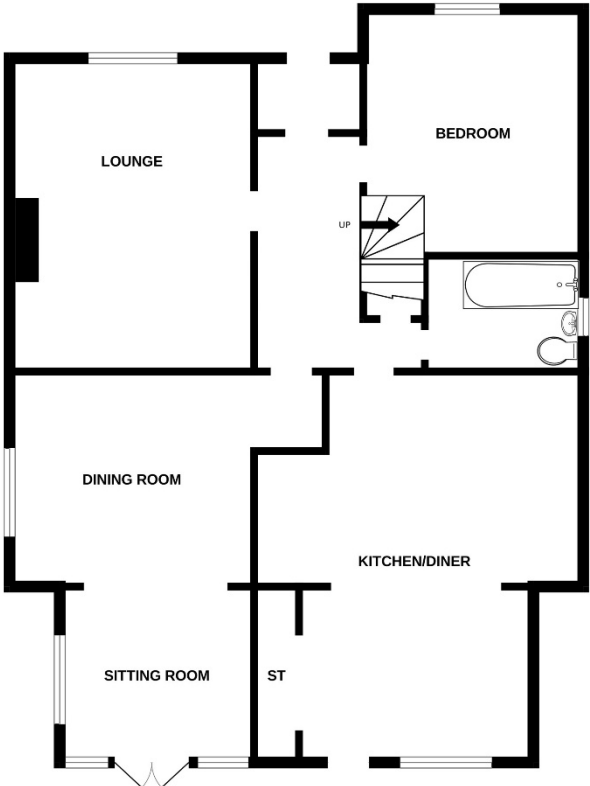


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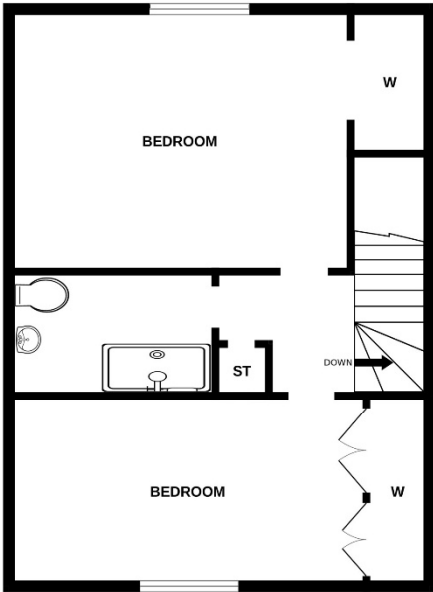
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GROUND FLOOR



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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