

# 8 CORRAN GARDENS, BROUGHTY FERRY, DUNDEE, DD5 3EH.

Offers Over  
**£185,000**



*"Lovely, Recently Renovated Throughout Family Property"*

**Accommodation:-** Entrance Vestibule, Lounge, Dining Kitchen, 4 Bedrooms, one with En-suite Bathroom, Bathroom, Gardens, Driveway, Gas Central Heating and Double Glazing.



**MML Property**

01382 206000  
property@mmlaw.co.uk  
mmlproperty.co.uk



## About

We are delighted to bring to the market this walk-in condition, recently renovated throughout, semi-detached villa within an established and popular residential area of Broughty Ferry.

The accommodation comprises:- on ground level, Entrance Vestibule, spacious Lounge with carpeted staircase to upper floor, dining kitchen with newly fitted modern, wall and base units, oven and hob and dishwasher, ample space for dining table and chairs. From the kitchen there is a door to the rear garden, large double bedroom with en suite bathroom comprising three piece white suite with mixer shower over the bath and glazed shower screen. On the upper level there are three bedrooms, two of which are double bedrooms with fitted wardrobes. The third bedroom is a single bedroom with storage cupboard. The upper hallway has a storage cupboard and access to the attic. Flooring throughout is a mixture of newly fitted carpeting and linoleum. The property also benefits from double glazing and gas central heating.

The front garden area has been laid to grass with a paved area and with concrete block and timber fence boundaries.

The rear garden area has an area of concrete hard standing providing off street parking and there is a paved access pathway and an area laid to grass. There are concrete steps leading up to an additional paved area from which access to the rear door is obtained.

There is a concrete block garden retaining wall and both timber fence and concrete block boundaries.

Early viewing is recommended to appreciate the accommodation on offer.

## Area

Broughty Ferry is located to the east of Dundee City and has local amenities which include schools at both primary and secondary level including Eastern Primary, Forthill Primary, Barnhill Primary and Grove Academy, 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 07785 455562.

## Included In Sale

Carpets and floor coverings, light fittings, gas hob, electric oven and dishwasher.

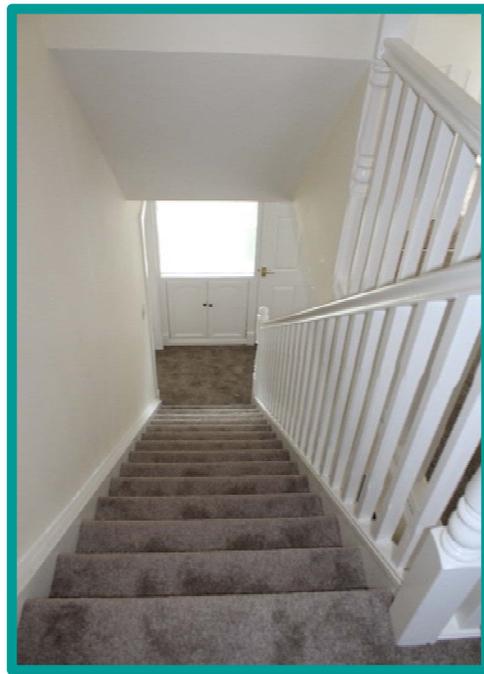
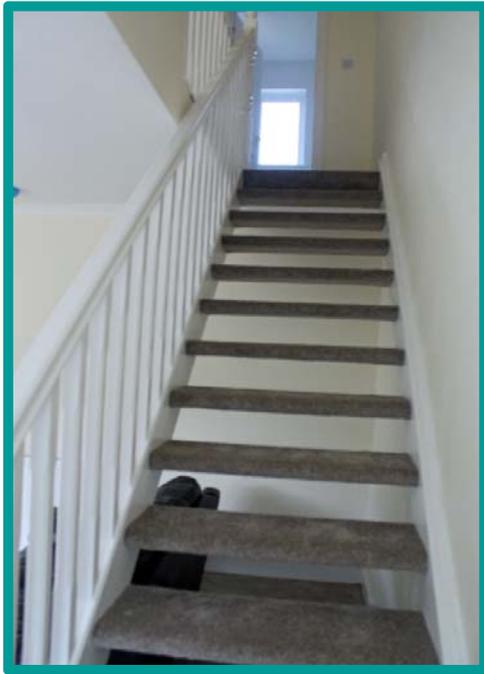
## Home Report

Contact Solicitor for a Copy of the Home Report.

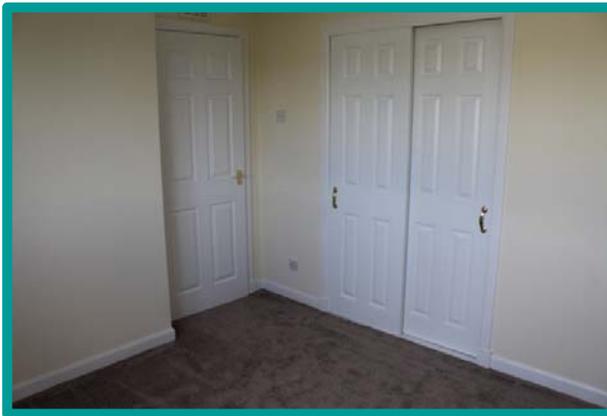
## Accommodation

Lounge	17' x 13'1"
Dining Kitchen	17'1" x 9'1"
Bedroom 1	19'2" x 9'
En Suite bathroom	8'8" x 7'11"
Bedroom 2	10'7" x 10'3"
Bedroom 3	11'4" x 10'6"
Bedroom 4	7'5" x 6'11"
Bathroom	6'10" x 5'10"





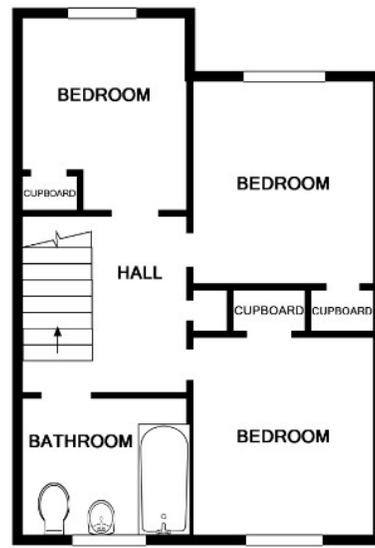








GROUND FLOOR



1ST FLOOR

