



**16 Belltree Gardens, Broughty Ferry,
Dundee, DD5 2LJ
Fixed Price £135,000**

Contact Solicitors for an
appointment to view
01382 203000

Chamber Practice 



Fantastic opportunity to purchase this beautifully presented mid terraced villa located in quiet cul de sac in a much sought after area with many nearby local amenities including excellent schools, shops, leisure and recreation facilities and main bus route. Central Broughty Ferry with its wide range of amenities is a short drive away and Dundee City Centre is within easy reach.

The subjects are in excellent decorative order throughout and benefit from modern kitchen and bathroom, double glazing and gas central heating. Quality flooring and neutral décor throughout further enhance this lovely property.

Accommodation comprises entrance hallway with under stair utility area; bright and airy lounge with French doors leading to south facing rear garden; contemporary kitchen fitted with high gloss wall and base units with complementary worktops and splashbacks, integrated electric hob, oven, dishwasher and fridge freezer; upper landing with doors to bedrooms and bathroom; double bedroom with mirrored wardrobes and built-in storage cupboard; box room/nursery with hatch to attic; and stylish bathroom with fitted toilet/vanity unit and bath with shower mixer tap over, attractive wet-wall panelling and heated towel rail. Externally there is a fully enclosed garden to the rear and driveway and visitors car park to the front providing ample off street parking facilities.

This particular property would make an ideal starter home or downsize property and early viewing is highly recommended.

- **Mid Terraced Villa**
- **Highly Sought After location**
- **Lounge**
- **Modern Kitchen**
- **Stylish Shower Room**
- **2 Bedrooms**
- **Double Glazing**
- **Gas Central Heating**
- **Integrated Appliances**
- **South Facing Garden**
- **Driveway**
- **Immaculate Condition Throughout**
- **Ideal Starter Home/Downsize Property**

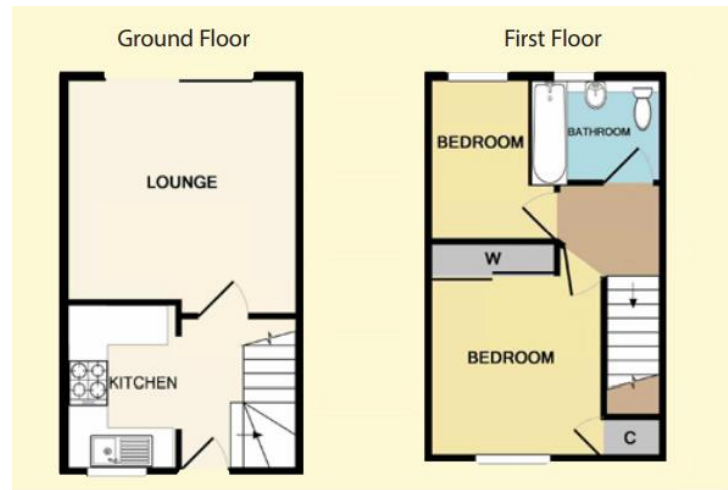


Dundee, the City of Discovery, is a modern and vibrant city set in a stunning location at the mouth of the River Tay on the east coast of Scotland with a population of approx. 142,000.

The city benefits from a central geographic location, with 90% of Scotland within 90 minutes drive. Dundee is a main station on the UK east coast line, has excellent motorway network access and a regional airport with direct flights from London. It is also a significant cruise ship port and is currently undergoing a multimillion pound regeneration of its waterfront connecting the city centre to the River Tay once again.

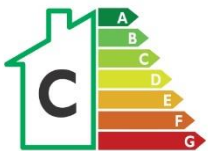
Dundee is attracting inward investment from around the world and has been receiving recognition on the world stage, being described as the best city U.K, and one of the best places in Europe to visit.





ROOM SIZES

- Lounge - 3.7m x 3.3m
- Kitchen - 2.5m x 1.6m
- Bedroom 1 - 2.8m x 2.7m
- Bedroom 2 - 2.5m x 1.6m
- Bathroom - 1.9m x 1.6m



Included in the sale are all carpets and floor coverings, light fittings, window blinds and curtains where fitted, integrated appliances and garden shed.