

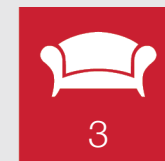


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## Cromdale, 33 Camphill Road

Broughty Ferry, Dundee,

DD5 2JF



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## Summary

Offering spacious and flexible accommodation over two floors, this beautiful traditional, semi-detached, extended house enjoys four bedrooms, three versatile reception areas, spacious, light breakfasting kitchen/dining room with log burner, main bathroom and two shower rooms, plus front and rear gardens, a detached double garage with attic space, and a driveway. Furthermore, the property has excellent storage. This comfortable home combines suburban tranquillity with city convenience. It is sure to appeal to growing families and is situated in bustling Broughty Ferry, close to the excellent amenities, local schools and the award-winning beach, and within easy reach of Dundee. Extras: all fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.

## Features

- Semi-detached, extended house in Broughty Ferry
- Modern interiors and characterful features
- Entrance vestibule and hall with storage
- Living room and formal dining room
- Open-plan breakfasting kitchen/dining room/family room and utility room
- Principal bedroom with en-suite shower room
- Three further bedrooms
- Additional shower room and bathroom
- Useful utility room
- Front and rear gardens
- Detached double garage with attic
- Private driveway
- Gas central heating and double glazing



"This four-bedroom, two-shower room traditional semi-detached house offers extensive living space - perfect for families!"









"The property is accompanied by front and rear gardens, a detached double garage with an attic, and a private driveway."



# Floorplan



While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.



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