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Offers Over £190,000








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46 Balgillo Road,
Broughty Ferry, DD5 3LW



- Semi Detached Villa
- Sought After Location
- Living Room
- Dining Room
- Kitchen
- 2 Double Bedrooms
- Shower Room
- Gas CH, Dbl Glaz
- Gardens
- Driveway, Garage

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This is an attractive semi detached villa affording comfortable and well-appointed accommodation on two levels. The property is very pleasantly situated forming part of a much sought after mature residential area.

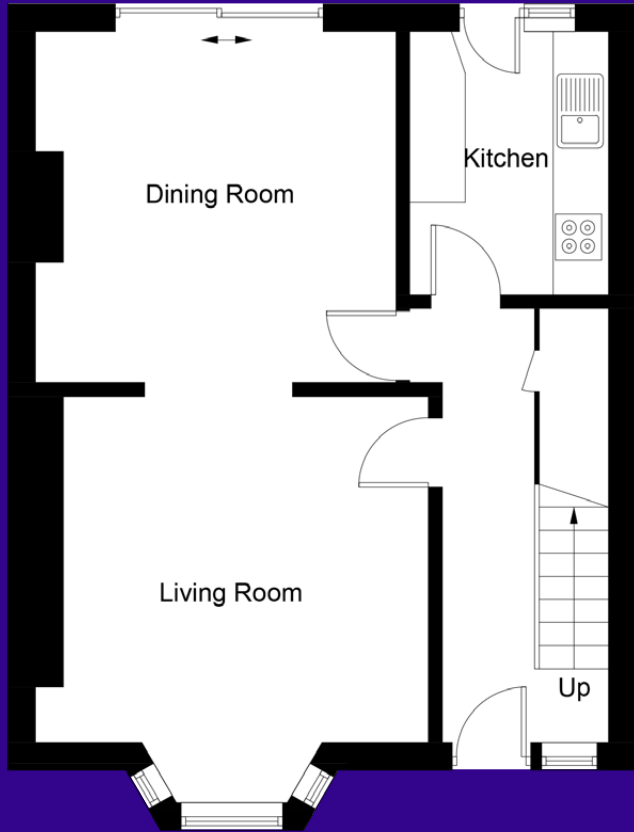
The subjects comprise on the ground floor; entrance hallway, living room, dining room and kitchen. A turn stair leads to the upper level affording two double bedrooms and shower room. The living room benefits from a bay window to front and the dining room has patio doors leading to the rear garden. The kitchen is equipped with fitted wall and storage units with integral hob, oven and extractor and all white goods are included. The hallway benefits from a useful under-stair store area and there is further storage on the upper hallway housing the central heating boiler.



Both bedrooms are well-proportioned with the one to the front featuring a bay window. The shower room has a large walk-in shower tray with mixer shower, wet wall, two-piece suite and chrome heated towel rail. Gas fired central installed backed-up by double glazing.

Externally the garden grounds have been designed for ease of maintenance with the front garden mainly laid in paviour providing excellent further off-street hard standing. There is a large drive to the side leading to a single garage which has an up and over door, concrete floor, power and light. Further tool shed to the rear. The rear garden grounds comprise a drying green with patio and terrace bounded by a brick built wall.





Ground Floor



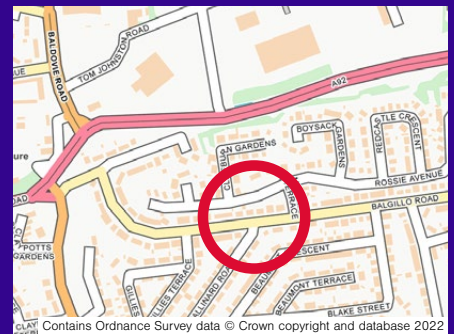
First Floor



Accommodation (measurements are approx)

Living Room	3.66m x 4.60m	(12'0" x 15'1")
Dining Room	4.01m x 3.66m	(13'2" x 12'0")
Kitchen	2.37m x 2.84m	(7'9" x 9'4")
Bedroom 1	4.00m x 3.91m	(13'1" x 12'10") into bay
Bedroom 2	2.97m x 3.67m	(9'9" x 12'0")
Shower Room	2.37m x 1.77m	(7'9" x 5'10")





Aberdeen

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Dundee

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