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12 Belltree Gardens,
Broughty Ferry,
Dundee,
DD5 2LJ

Offers Over £140,000



Accommodation: - Hallway, Lounge, Kitchen, Two Bedrooms, Bathroom, Garden, Driveway.

Well presented, mid-terraced dwellinghouse in a highly sought after location. Local amenities include primary and secondary schools, shops and bus routes. Broughty Ferry with its many amenities including cafés, bars, restaurant and a wide range of shops is within easy reach.

This attractive home which is in good decorative order also benefits from double glazing and electric heating. Included in the sale are all blinds and floorcoverings, where fitted, along with the freestanding washing machine, fridge freezer and integrated oven and hob in the kitchen.

The accommodation comprises a bright, comfortable lounge, recently installed kitchen, master bedroom with fitted wardrobes, further bedroom and fitted bathroom with shower over the bath. Externally to the front of the property lies a driveway providing off street parking and an enclosed garden to the rear with patio and lawn.

Viewing of this property is highly recommended to appreciate the standard of the home on offer.

Hallway

Modern front door entering into hallway with light fitting, radiator and laminate flooring.

Lounge (11'8 x 10'8)

Spacious, bright lounge with patio doors leading out to garden, wall light fittings, radiator.

Kitchen (8'8 x 4'9)

Recently fitted kitchen with modern fitted wall and base units and coordinating work top surfaces, sink and drainer, electric hob and oven, cooker hood, freestanding washing machine, fridge freezer, light fittings, window to front, laminate flooring.

Stairs to upper floor landing and accommodation

Bathroom (6'5 x 5'9)

Partially tiled bathroom with white three-piece suite incorporating wash hand basin, w.c. and bath with electric shower, window, light fitting, fan heater, vinyl flooring.

Bedroom 1 (8'8 x 8'5)

Good sized master bedroom with window overlooking front of property, fitted wardrobes with sliding mirrored doors, light fitting, radiator.

Bedroom 2 (7'2 x 6'8)

Second bedroom with window overlooking rear garden, hatch to attic, light fitting, radiator.

Outside

To the Front: - Driveway providing off-street parking. Bin space and outside tap.

To the Rear: - Fully enclosed garden set in lawn with rotary clothes dryer.

Viewing

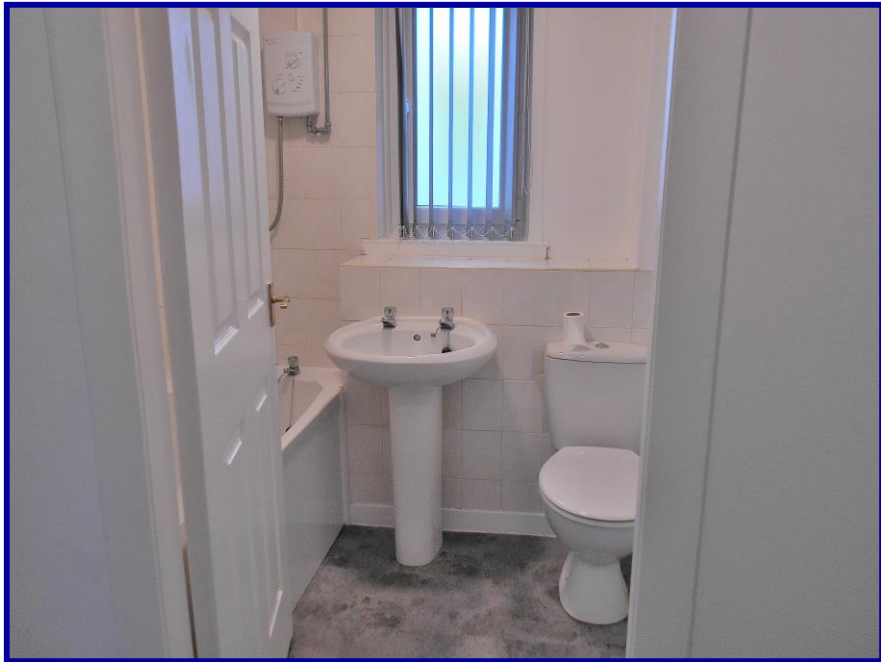
By appointment. Contact Solicitors on 01382 204625.

All measurements are approximate –Whilst these particulars are believed to be correct and are given in good faith, they are not warranted and any prospective purchasers must satisfy themselves as to the accuracy thereof. These particulars do not constitute part of an offer or contract of sale. All dimensions are approximate only. Prospective purchasers should note that their interest in the property must be communicated to and noted by the selling agents to ensure that they are informed of any closing date for offers. The sellers retain the right to sell or withdraw the property at any time.

HOME REPORT AVAILABLE AT:-

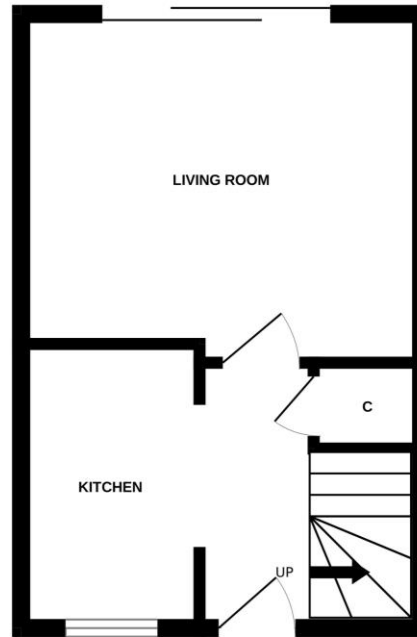
<https://app.onesurvey.org/Pdf/HomeReport?q=4fP4KIM%2b1idXYPGXErG72g%3d%3d>

EPC RATING: D

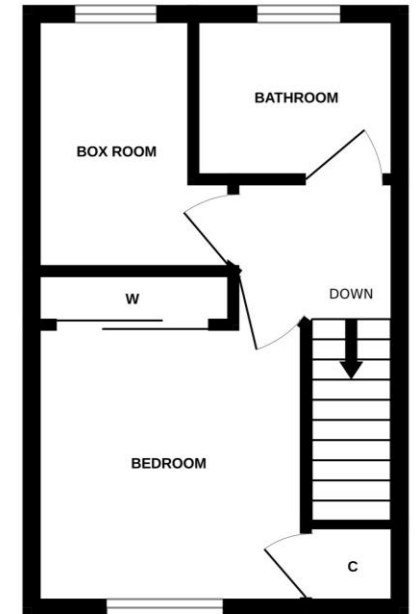




GROUND FLOOR



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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