

Blackadders

Offers Over £330,000








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3 Campfield Road,  
Broughty Ferry, DD5 2NG

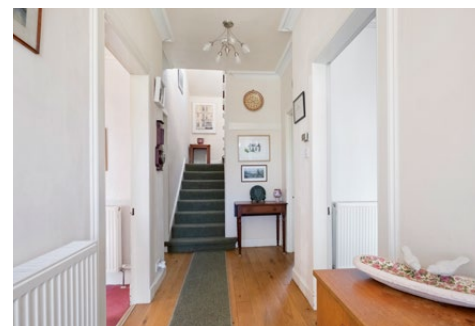


- Detached Villa
- Dining Kitchen
- 2 Double Bedrooms
- Sought-after Area
- Garden Room
- Shower Room
- Living Room
- Master Bedroom
- Gardens
- Sitting Room
- Ensuite Shower Room
- Driveway

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Seldom seen on the market, this is a highly desirable traditional Detached villa affording comfortable and adaptable accommodation on two levels. The property is particularly well-sited lying within a much sought-after residential area. The subjects retain many fine period features and comprise on the ground floor: entrance hallway, living room, sitting room (with open fire), dining kitchen, rear garden room and master bedroom with ensuite shower room. A turn stair, with wonderful ornate handrail and balustrade, leads to the first-floor level affording two very well-proportioned double bedrooms and further shower room.

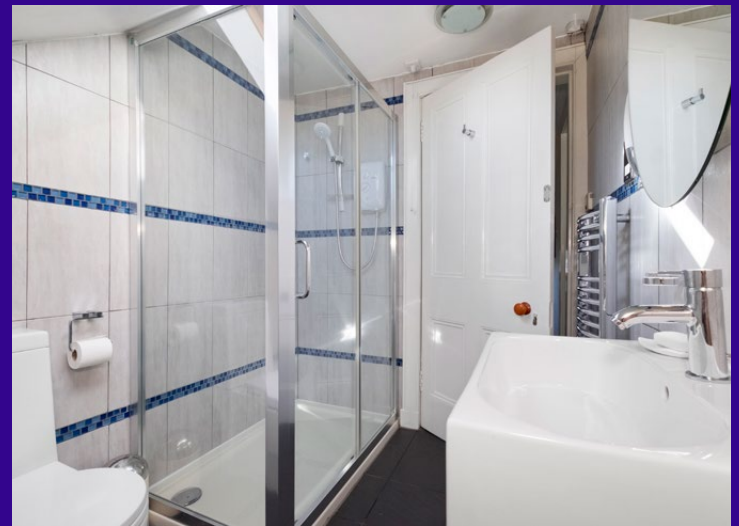


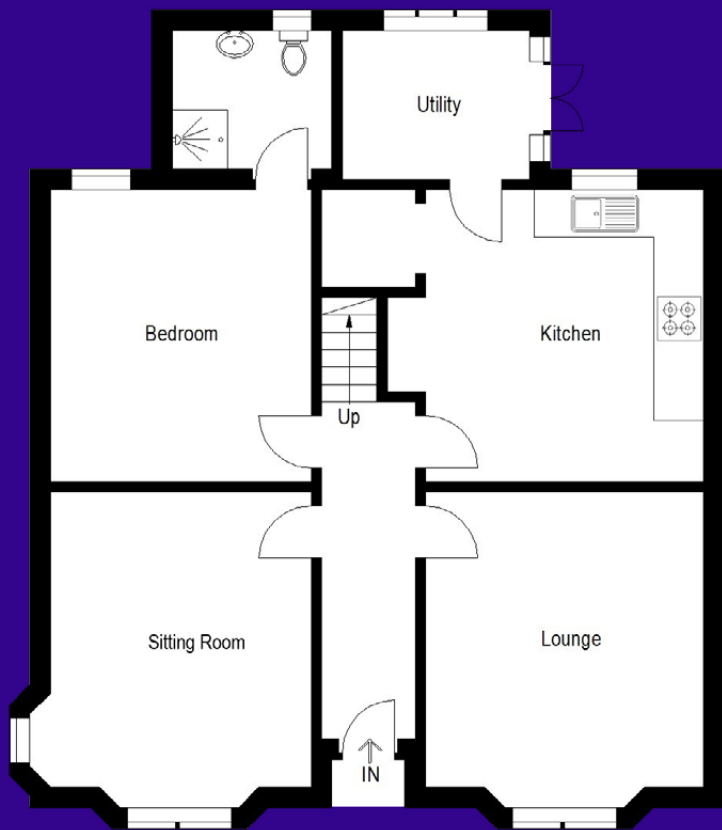


Externally and to the front of the property is an attractive mature shaped lawn with well-stocked borders with sizeable drive providing excellent off-street parking. To the rear, there is an attractive established area of garden with lawn, both lower and upper patios, all bounded by brick built and stone dyke wall. Timber shed included.

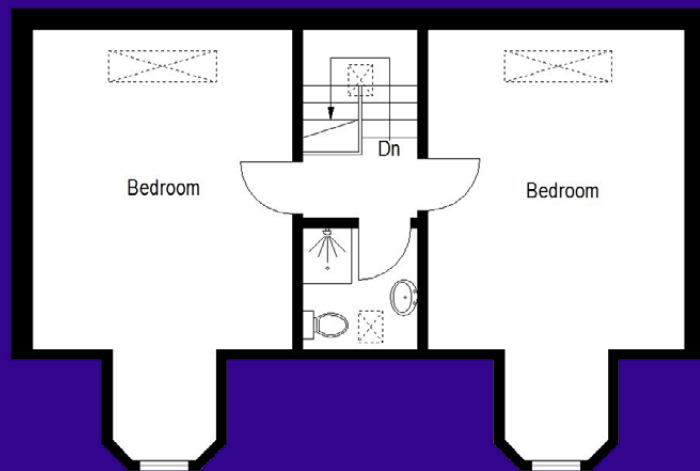
It should be noted that a single lock up garage located nearby will be made available for sale by separate negotiation. For further details please contact our sales office.

This is a particularly attractive and comfortable family home making internal viewing essential.





Ground Floor



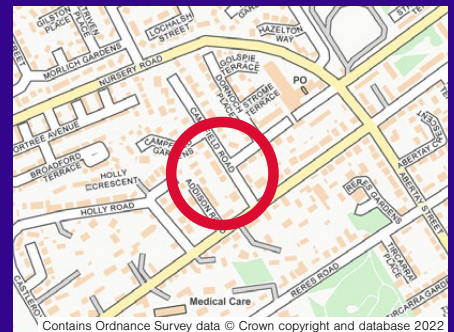
First Floor



## Accommodation (measurements are approx)

Living Room	3.81m x 4.24m	(12'6" x 13'11")
Sitting Room	3.90m x 4.42m	(12'10" x 14'6")
Dining Kitchen	3.52m x 3.93m	(11'7" x 12'11")
Garden Room/ Utility Area	2.26m x 2.95m	(7'5" x 9'8")
Bedroom 1	3.72m x 4.00m	(12'2" x 13'1")
Ensuite	2.10m x 2.32m	(6'11" x 7'7")
Bedroom 2	3.70m x 5.91m	(12'2" x 19'5") Into Bay
Bedroom 3	3.63m x 6.74m	(11'11" x 22'1") Into Bay
Shower Room	1.87m x 2.46m	(6'2" x 8'1")





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### Dundee

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DISCLAIMER. Entry by mutual arrangement. Viewing strictly through selling agents. Whilst we endeavour to make these particulars as accurate as possible, they do not form any part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital tape. If there is any part of these particulars that you find misleading or simply wish clarification on, please contact our office for assistance.

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