







32 Kerrington Crescent

Broughty Ferry, Dundee,
DD5 2TN

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Summary

Occupying a generous enclosed corner plot with manicured gardens, private parking, and an elevated position offering wonderful coastal views, this semi-detached period villa promises a substantial home in sought-after Broughty Ferry, just five miles from central Dundee. Internally, the villa boasts three bedrooms (one with a seating balcony), a four-piece bathroom, excellent storage, space for home working, two reception rooms, and a breakfasting kitchen with a utility room opening onto the rear garden.

Extras: All fitted floor and window coverings, fitted wardrobes and some light fittings are included in the sale.

Features

- Desirable address with coastal views
- Semi-detached period villa
- Vestibule and reception hall with a store/study
- Sunny and spacious living room
- Bright dining room with access to:
- Sleek modern breakfasting kitchen with garden access via a utility room
- Two double bedrooms
- One single bedroom with seating balcony
- Stylish four-piece bathroom
- First-floor store
- Immaculate enclosed gardens
- Securely gated private driveway
- Gas central heating and double glazing



“The airy interiors perfectly blend period character with sympathetic classical décor and high-end contemporary finishes.”





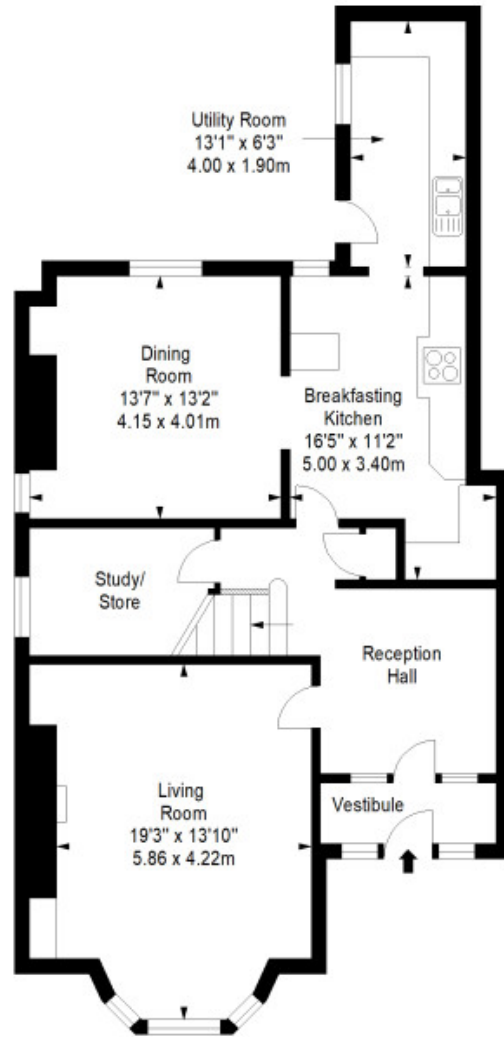


“The impressive home enjoys views of the nearby coast, easily accessible by foot, as are rail links into the city centre.”

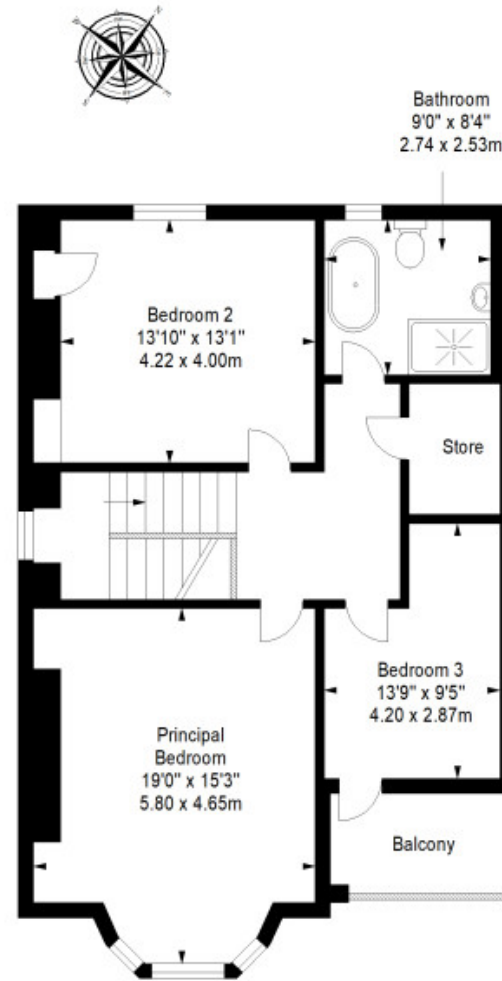


Floorplan

Ground Floor
Approx. 87.0 sq. metres (936.5 sq. feet)



First Floor
Approx. 79.3 sq. metres (853.6 sq. feet)



Total area: approx. 166.3 sq. metres (1790.1 sq. feet)



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