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Offers Over £250,000








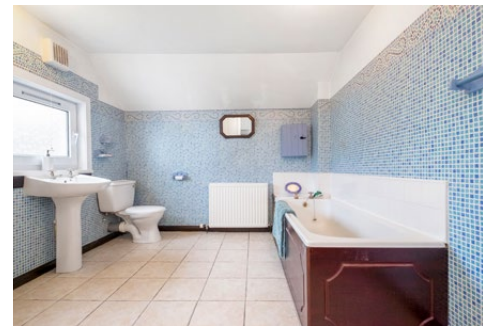
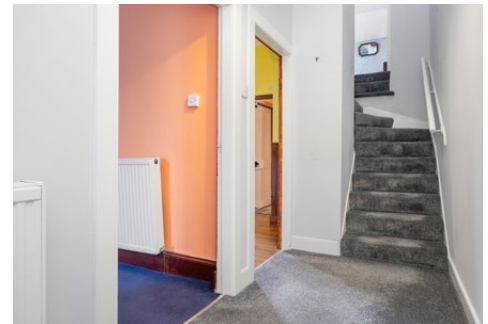
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423 King Street,
Broughty Ferry, DD5 2HA



- Semi Detached Villa
- Popular Area
- Living Room
- Dining Room
- Kitchen
- 3 Bedrooms
- Bathroom
- Gas Central Heating
- Double Glazing
- Garden

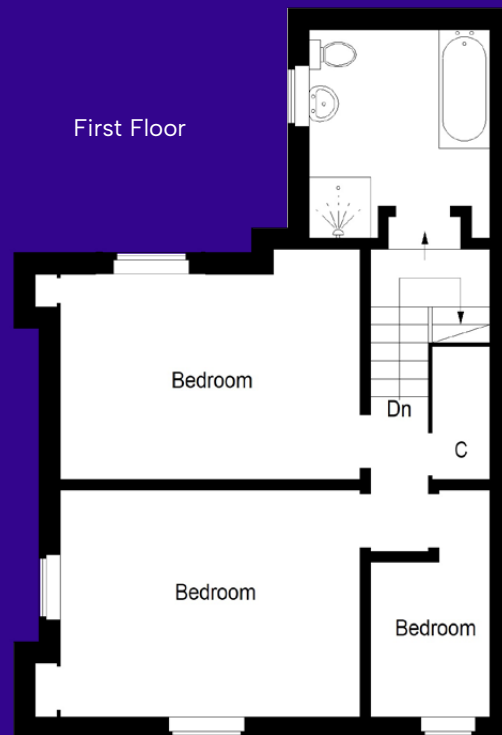
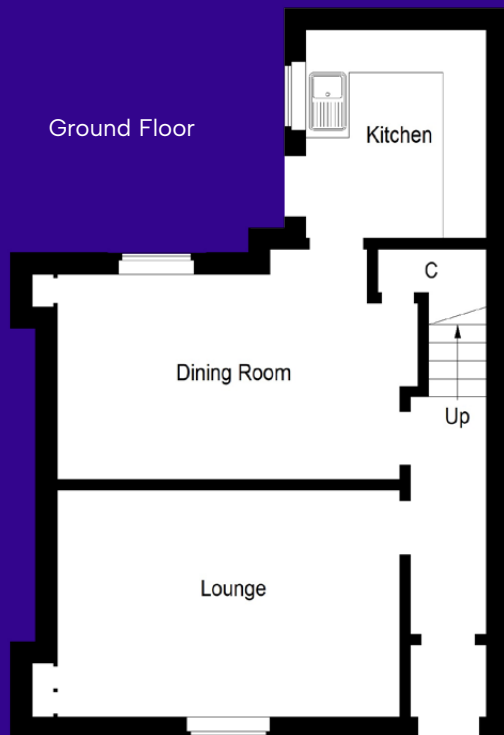
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A charming semi-detached villa occupying an enviable position in central Broughty Ferry. The centre of Broughty offers a range of amenities including shops, bars, restaurants, and cafés. Picturesque walks are found nearby with the esplanade and beachfront close at hand. There are excellent transport links via regular bus services and the rail station. Well-regarded schooling at primary and secondary levels lies within Broughty Ferry while private schooling is available at the High School of Dundee. Dundee city centre offers a range of further major amenities including transport connections as well as shopping and recreational facilities.





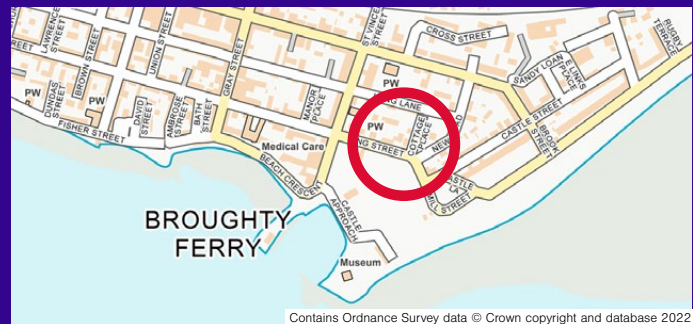


Accommodation (measurements are approx)

Living Room	3.51m x 4.55m	(11'6" x 14'11")
Dining Room	2.55m x 4.56m	(8'4" x 15'0") at widest points.
Kitchen	2.50m x 4.32m	(8'2" x 14'2")
Bedroom	3.36m x 4.17m	(11'0" x 13'8")
Bedroom	2.73m x 4.13m	(8'11" x 13'7")
Bedroom/Study	1.75m x 3.32m	(5'9" x 10'11") at widest points.
Bathroom	2.78m x 3.10m	(9'1" x 10'2")

The property benefits from double glazing and gas central heating with the accommodation accessed by an entrance vestibule. The main hallway gives access to the living room which has an east facing aspect and feature fireplace. The dining room has a storage alcove and west facing aspect while a door leads through to the kitchen. A range of fitted units are found within the kitchen which has a door leading out to the rear garden. Stairs from the hallway lead to the mezzanine and upper level. The spacious bathroom is located on the mezzanine level with toilet, wash hand basin, bath and separate shower unit. The upper landing has a fitted storage cupboard. The main bedroom enjoys dual aspect windows to both east and south. The second bedroom has a feature fireplace and enjoys an aspect west to the rear. The single third bedroom could also be used as a study or home office and faces east.

The well-positioned garden ground lies to the south and west of the property and is laid in stone chips, paving and decking. A storage shed is located in the rear garden.



Aberdeen

6 Bon Accord
Square, Aberdeen
AB11 6XU

Tel: 01224 452750

Dundee

30 & 34 Reform Street
Dundee
DD1 1RJ

Tel: 01382 342222

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property@blackadders.co.uk