

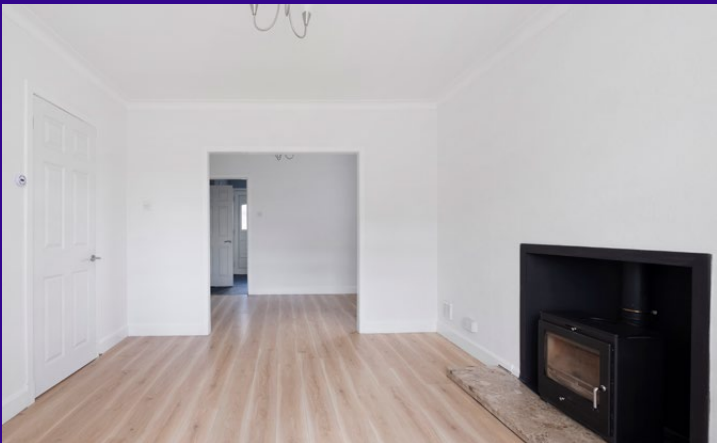
Blackadders

Offers Over £240,000








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1 Katrine Avenue,
Broughty Ferry, DD5 3HD



- Semi Detached Villa
- Established Location
- Living Room
- Dining Room
- Kitchen
- 4 Bedrooms, 1 Ensuite
- Bathroom
- Dbl Glaz, Part Gas CH
- Generous Corner Plot
- Driveway
- Garage

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A deceptively spacious semi detached villa occupying a generous corner plot in a well-established part of Broughty Ferry. Lying within the catchment area of Forthill Primary School and Grove Academy, the area offers excellent schooling at both primary and secondary levels while Dundee is also home to two universities. Local shops and services are within easy reach while the centre of Broughty Ferry offers further amenities of individual shops, supermarkets, bars and restaurants. Excellent transport links to Aberdeen, Perth, Edinburgh and Glasgow can be accessed by road (A92) and rail. There is a sleeper service to London while Dundee Airport offers flights to London.

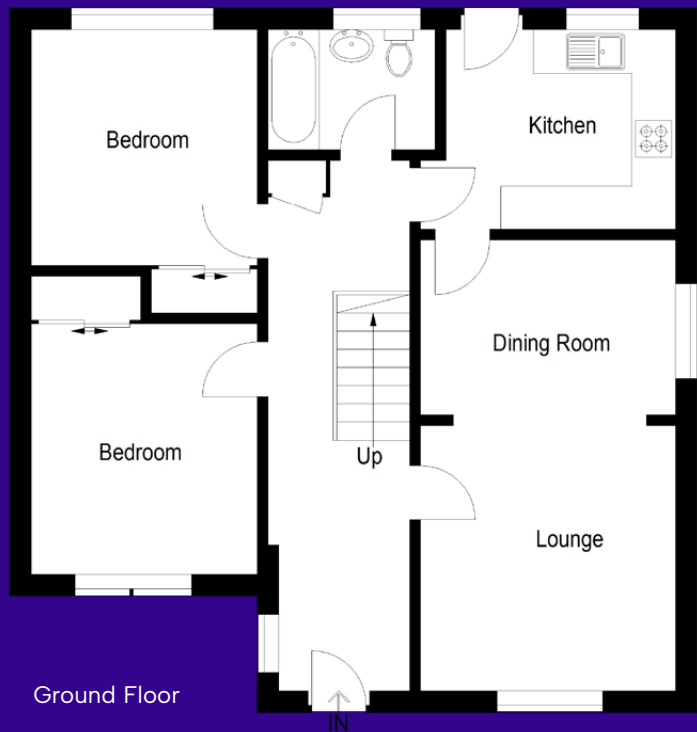


Benefits of this property include double glazing and gas central heating with the exception of the dining room and ensuite shower room. The accommodation is accessed by the hallway which leads on to a living room with east facing aspect and wood burning stove. Open access leads through to the dining room which enjoys an aspect to the side of the property. The kitchen is accessed from both the hallway and the dining room and has a range of modern fitted units and a door leading out to the west facing rear garden. Two double bedrooms are located on the ground floor with each having fitted wardrobe space.

The bathroom completes the ground floor accommodation and has a shower over the bath. The upper landing gives access to two further bedrooms with one having a walk-in wardrobe and ensuite shower room.

The front garden is laid mainly in lawn and paving while a generous side garden is laid mainly in lawn. The enclosed, west facing rear garden is laid in paving and stone chips and has a shed in situ. The driveway is accessed from Marlee Court and gives access to the garage which benefits from power and light.

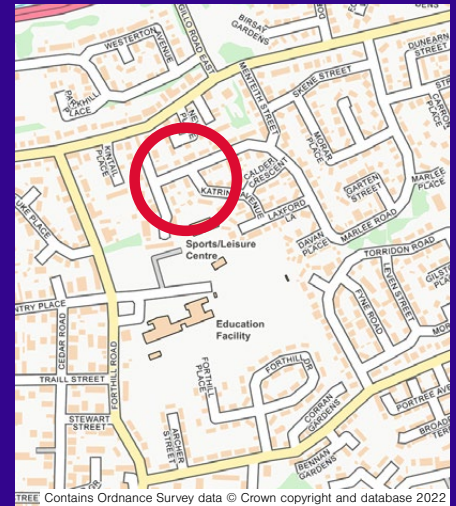




Accommodation (measurements are approx)

Living Room	3.97m x 3.62m	(13'0" x 11'11")
Dining Room	3.62m x 2.13m	(11'11" x 7'0")
Kitchen	3.27m x 2.69m	(10'9" x 8'10")
Bedroom 1	6.15m x 3.64m	(20'2" x 11'11") at widest points
Bedroom 2	5.13m x 3.44m	(16'10" x 11'3") at widest points
Bedroom 3	3.38m x 3.05m	(11'1" x 10'0")
Bedroom 4	3.19m x 3.06m	(10'6" x 10'0")
Bathroom	2.00m x 1.68m	(6'7" x 5'6")
Ensuite Shower Room	1.59m x 1.26m	(5'3" x 4'2")





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