



Alan E Masterton
SOLICITORS & ESTATE AGENT

DD5 ESTATE AGENTS

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2 Bedroomed Semi-Detached Bungalow
18 Cliffburn Gardens, Broughty Ferry, DD5 3NB

Offers Over £175,000

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2 Bedroomed Semi-Detached Bungalow

18 Cliffburn Gardens, Broughty Ferry, DD5 3NB

This 2 bedroomed semi-detached bungalow sits within a quiet cul-de-sac within a popular residential area close to Balgillo road. The property offers spacious accommodation flooded with natural light throughout. Accommodation in full comprises of: A bright lounge overlooking the front of the home, contemporary kitchen, 2 bedrooms and a modern shower room. The gardens are well maintained and low maintenance with large driveway and detached garage.

This ready to move in property with easy access to Broughty Ferry is close to all local amenities and has close access to transport links, shops and fitness centres. The property has been well maintained and benefits from gas central heating, ample storage and features such as solid wooden doors and contemporary radiators.

Entrance Hall:

A bright and welcoming entrance hall accessed through a upvc security door and gives access to both bedrooms, modern shower room and lounge as well as access to the attic space.

Lounge: 4.61m x 3.36m:

This spacious and bright lounge overlooks the front garden and provides a comfortable atmosphere in which to relax. The lounge opens up into the modern kitchen creating an open feel to the living space.

Kitchen: 2.81m x 2.51m:

The contemporary kitchen is flooded by natural light from its large window overlooking the side of the home. Ample storage space is provided by a mix of grey shaker style wall and base units with marble effect worktop. Appliances include a 4 burner gas hob with overhead extractor and under counter oven, space for washing machine, integrated fridge freezer and composite sink.

Shower Room: 1.9m x 1.64m:

The modern shower room consists of a w.c, wash hand basin within a vanity unit proving excellent additional storage and a large walk-in shower. Fully tiled walls and flooring add a luxury feel to this space.

Bedroom 1: 3.14m x 2.45m:

A generously sized bedroom overlooking the secluded back garden with large built in wardrobes with sliding doors.

Bedroom 2: 2.26m x 2.15m:

A well-proportioned, versatile room with window overlooking the back garden.

Garden:

Attractive, easily maintained garden areas to the front and back of the home. The front of the property is laid mainly with lawn with a driveway leading to the detached garage and rear garden. The secluded rear garden is laid mainly with lawn with patio providing an excellent space for entertaining and relaxation during the warmer months.

Garage:

Single detached garage is accessed by an up and over door from the main entrance driveway. Ideal additional storage space or car storage facility.





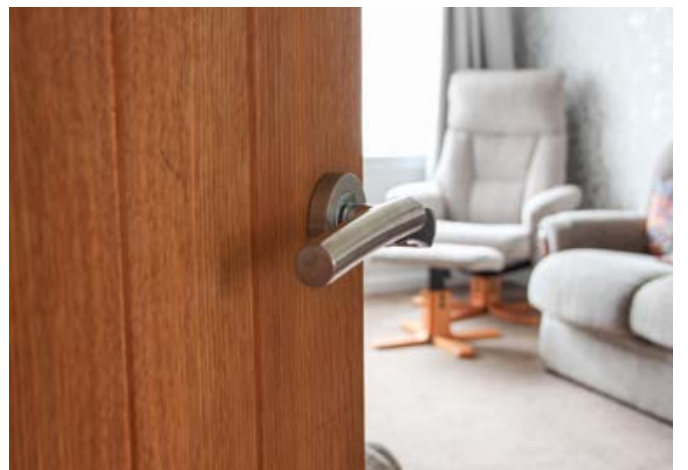
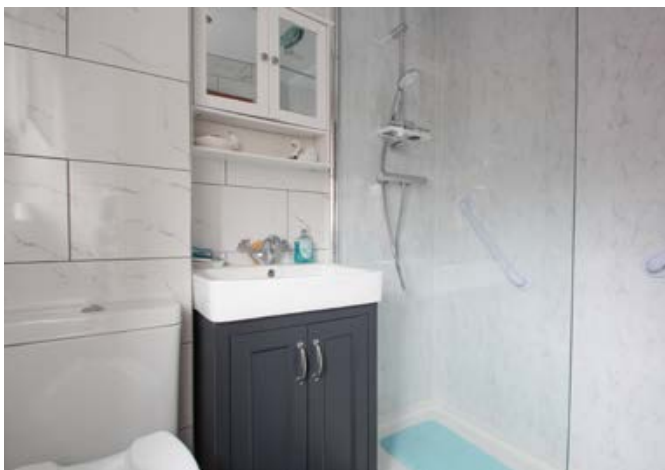
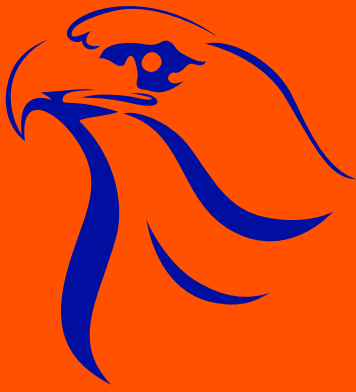






Illustration for identification purposes only,
measurements are approximate, not to scale.
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Home Report:

Can be viewed from our website at www.legaleagles.tv "www.legaleagles.tv"

Council Tax Band:

B (Dundee City Council July 2024).

EPC Band:

C

Viewings:

By prior appointment only.

Tel: 01382 539 313

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Note:

Whilst every care is taken to ensure these are correct, all sizes have been taken using laser measuring device and therefore no sizes or descriptions herein are guaranteed and do not form part of any contract to follow hereon. All measurements are approximate and for guidance only, all sizes are taken at the widest points for each room, unless otherwise specified. The agent has not tested and apparatus, equipment, fixtures, fittings or services and therefore we are unable to confirm the functionality or fitness for purpose of any such, any potential purchaser should check with their own legal advisor or suitably qualified surveyor on such issues, if the availability of children places at local or any school is an essential requirement with regard to advancing an offer for this property then potential purchasers should make their own enquires directly to the local education authority prior to submitting an offer for this property and satisfy themselves as to the position with school places prior to making any such offer, the sellers and their agents accept no responsibility whatsoever for ensuring school places are available or otherwise in any catchment area.

Attic space inspection policy: this firm do not indemnify viewers from any damage done to the property or to themselves as a result of viewer inspections of the attic space of properties marketed by us, if you wish to have the attic space inspected please instruct a qualified and indemnified surveyor or architect to do so, alternatively please advise this firm at the time of making your viewing appointment that you are prepared to undertake the responsibility for any damage that occurs to the property and/or your good self and we will prepare a form of undertaking for you to sign before you gain access to the attic space, (please bring photo id with you also) you should also bring along your own access ladders as none will be provided.

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