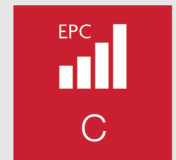




3 Menteith Street

Broughty Ferry, Dundee,
DD5 3EN





Summary

Situated in popular Broughty Ferry, this uniquely designed conversion of the Bett's Leven was completed in 2016. The home enjoys a southwest-facing lounge with a fireplace, a stylish breakfasting kitchen with rear garden access, two southwest-facing double bedrooms, and two more spacious bedrooms. Completing the accommodation is a family bathroom with shower-over-bath on the first floor, plus a contemporary shower room and a guest-WC on the ground floor. Externally, the property benefits from low-maintenance garden grounds leading to a private multi-car driveway and a single detached garage with a remote controlled electric door. Extras: all fitted floor and window coverings, light fittings(excl: hallway, living room, bedroom 3 and 4) and integrated kitchen appliances are included.

Features

- Desirable detached bungalow
- Situated in sought-after Broughty Ferry
- Neutral interiors in move-in condition
- Welcoming vestibule and hall with storage and WC
- Southwest-facing lounge with fireplace
- Breakfasting kitchen with rear garden access
- Three spacious double bedrooms
- Study/fourth bedroom
- Modern shower room with a heated rail
- Three-piece family bathroom
- Private gardens to the front and rear
- Private multi-car driveway and garage parking
- GCH and double glazing



"This generous family home enjoys versatile accommodation with three double bedrooms and a study/fourth bedroom"





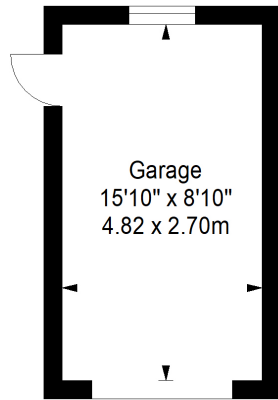


"A three-piece family bathroom with shower-over-bath and a modern shower room."

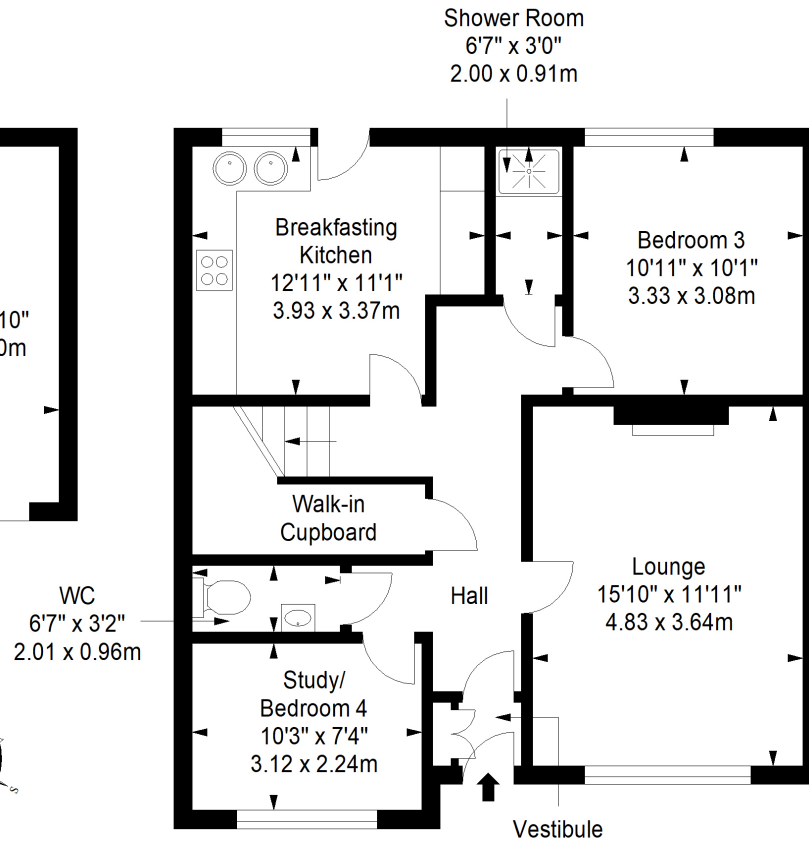


Floorplan

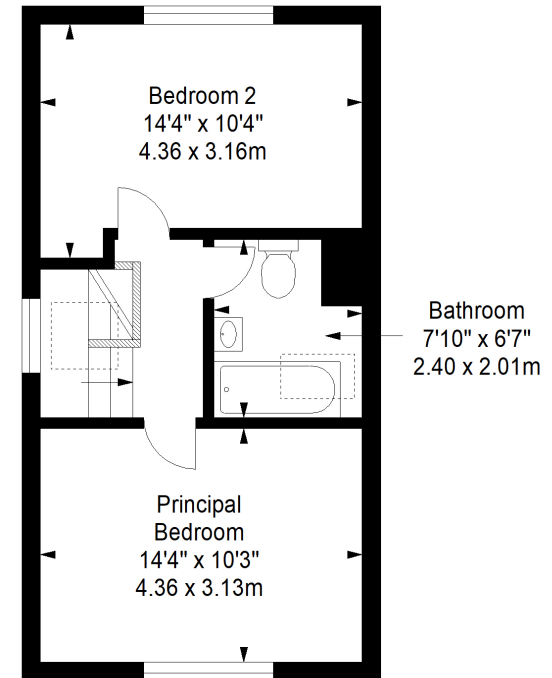
Garage
Approx. 13.0 sq. metres (139.9 sq. feet)



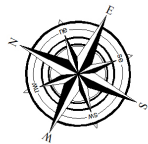
Ground Floor
Approx. 70.8 sq. metres (762.1 sq. feet)



First Floor
Approx. 37.4 sq. metres (402.6 sq. feet)



Total area: approx. 121.2 sq. metres (1304.6 sq. feet)





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