



MICHAEL A. BROWN

— Solicitors & Estate Agents —



Flat 7, 33 Glendevon Way, Broughty Ferry, Dundee, DD5 3TG

Offers Over **£160,000**



- Modern Property
- Second Floor Flat
- Views over Tennis Court
- Spacious Accommodation
- Dedicated Car Parking Space
- Mutual Grass Gardens
- Lounge/Diningroom
- Kitchen
- 2 Double Bedrooms
- Shower Room
- Very Large Attic
- ECH; DG; Entry Phone

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This spacious SECOND FLOOR FLAT is situated within Balgillo Estate in a well maintained and modern block of flats set amongst lovely open grass areas and with views over Broughty Ferry tennis court. The residents pay around £30 a month for the upkeep of the building and garden maintenance which ensures the high standard of the property and grounds. The flat benefits from electric central heating and double glazed windows as well as secure entry phone system. There is a private car parking space and additional visitor car spaces.

MUTUAL ENTRANCE

Vestibule with keypad secure entry system. Well maintained and carpeted mutual stairs and landings.

ENTRANCE HALL

Cloaks and shelved cupboard. Very large attic with extending ladder and suitable for storage.

LOUNGE/DININGROOM

A spacious lounge with large rear dining area. Windows overlook Broughty Ferry tennis court grounds.

KITCHEN

Fully upgraded with oak finish wall and base units and marble effect worktops. Splash back tiling. Integral electric hob, oven and concealed filter. Inset carbonate 1 ½ bowl sink with drainer and mixer tap. Automatic washing machine. Upright fridge freezer. Window overlooks the front.

DOUBLE BEDROOM

Built in double wardrobes with mirror sliding doors. Window overlooks the front.

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SHOWER ROOM

Full wall tiling. Vinyl flooring. White toilet and wash hand basin. Large walk in shower and glazed shower compartment with Mira electric shower. Recessed display with wall mirror and light.

Extractor fan. Linen Cupboard.

OUTSIDE

Private car parking space. Additional visitor's car spaces. The whole property is enclosed by hedging, shrubs and bushes and laid out with large lawns and grass drying areas.

EXTRAS

Integrated and white kitchen goods, carpets, curtains, blinds and light fittings.

LOCATION

Off Balgillo Road/ Elcho Drive.

EPC – C

HOME REPORT VALUATION - £160,000



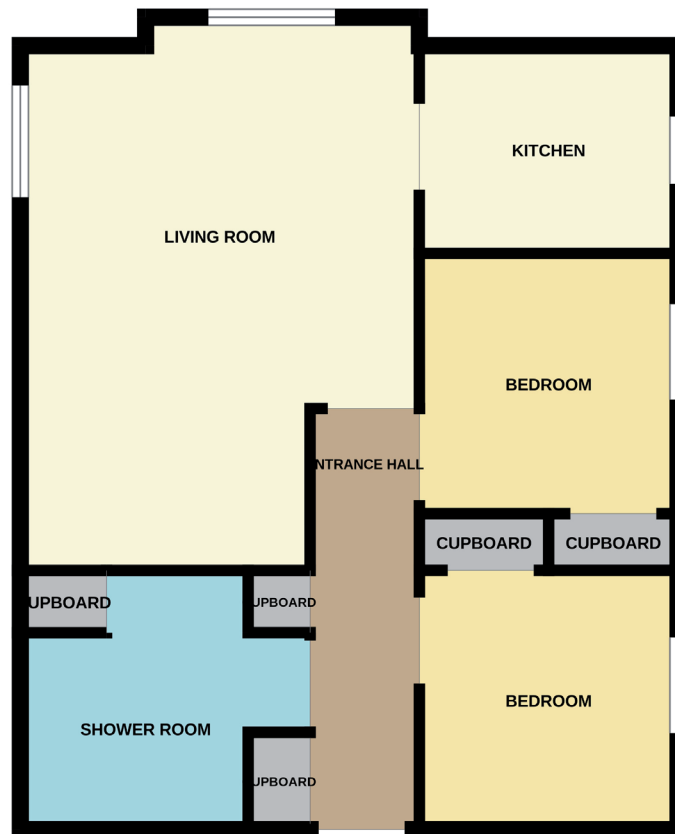


ACCOMMODATION

(All measurements are approx.)

Lounge/Diningroom	20'7" x 13'8"	(6.30m x 4.20m)
Kitchen	8'9" x 7'2"	(2.70m x 2.20m)
Double Bedroom	9'8" x 10'7"	(3.00m x 3.27m)
Double Bedroom	12'2" x 8'9"	(3.72m x 2.70m)
Shower Room	5'5" x 4'7"	(1.67m x 1.44m)

GROUND FLOOR



These particulars are prepared in good faith but are not warranted and do not form part of any contract.
All measurements approximate.



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