







**25 Avon Crescent
Broughty Ferry**

Dundee, DD5 3TX

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Summary

This two/three-bedroom detached bungalow lies on the peaceful rural fringes of sought-after Broughty Ferry, just five miles from the heart of Dundee. The property features a private driveway, plus an enclosed garden with a large bordered lawn and a secluded, south-facing dining terrace directly accessible from a well-appointed breakfasting kitchen. The house is well-presented with a tastefully understated colour palette. It also includes a south-facing living room, a versatile formal dining room, an en-suite shower room, and a bathroom.

Extras: All fitted floor and window coverings and light fittings are included in the sale.

Features

- Leafy suburban setting close to Dundee
- Well-presented modern detached bungalow
- Light and airy entrance hall with storage
- South-facing living room
- Breakfasting kitchen with garden access
- Formal dining room/Bedroom 3
- Principal suite with storage and shower room
- Second double bedroom with storage
- Bathroom with shower-over-bath
- Neatly-kept enclosed garden with a south-facing terrace
- Private driveway
- Gas central heating and double-glazing



“An attractive modern home with appealing versatility for up to three bedrooms, multiple reception rooms, or space for home working.”







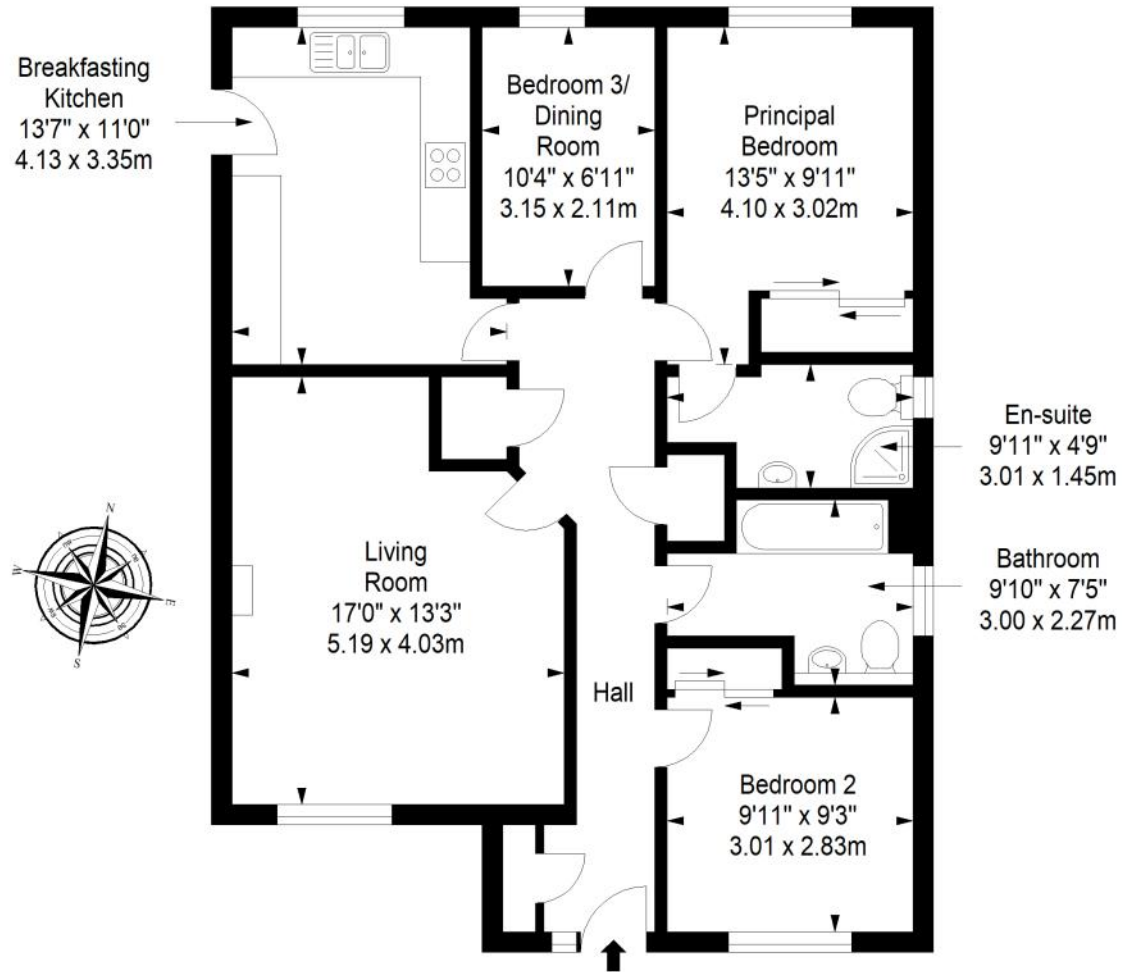
"The property enjoys a leafy residential setting with off-street parking and an enclosed garden featuring a suntrap terrace."



Floorplan

Ground Floor

Approx. 86.2 sq. metres (927.9 sq. feet)



Total area: approx. 86.2 sq. metres (927.9 sq. feet)

