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**1 BROADFORD TERRACE, BROUGHTY FERRY,  
DUNDEE, DD5 3EF  
OFFERS OVER £170,000**

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HOME REPORT VALUATION    £170,000

EPC RATING

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This semi-detached villa is situated within an established residential area of Broughty Ferry. The property is ideally located for easy access to many amenities including Primary Schooling, Sports Club, grocery stores and Broughty Ferry Beach. The rooms throughout the subjects are of a good size and all with large windows providing ample natural light.

The ground floor of the accommodation comprises of the lounge and kitchen/diner both laid with laminate flooring. The lounge is found at the front of the property and has a large south-facing window overlooking the front garden. The room leads to the kitchen at the rear of the property which has been fitted with modern white wall and base units, a stainless-steel sink and draining board below the window, hob, oven and extractor hood. There is undercounter space for white goods with the washing machine, fridge and freezer included within the sale. The uPVC & glass door provides access to the rear garden.

The upper floor of the property accommodates two double bedrooms with carpet flooring, and the bathroom. The larger bedroom benefits from two storage cupboards and looks over the front of the property. The second bedroom is to the rear with one storage cupboard with hanging rail and shelf. The bathroom is fitted with a 3-piece suite with electric shower over the bath, linoleum flooring and tiled walls. This room is in need of some modernisation.

There is a small garden to the front of the property laid with stone chips and a fully enclosed rear garden laid with patio and stone chips. The property also benefits from a single garage.

The property requires redecoration, although is full of potential. Early viewing is highly encouraged.

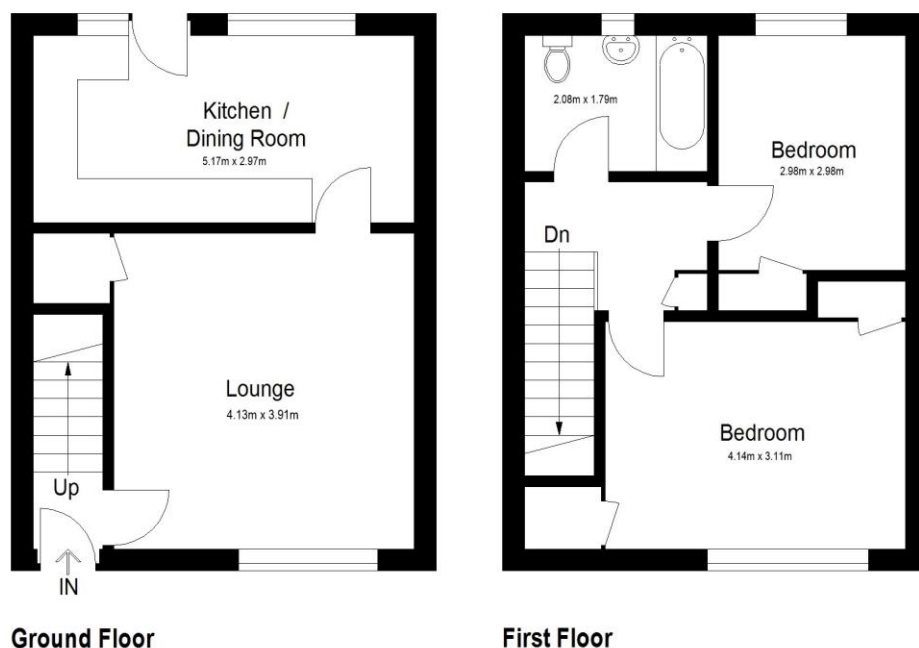


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