







37 Marlee
Road

Broughty Ferry, Dundee
DD5 3EY

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Summary

Situated in sought-after Broughty Ferry, this three-bedroom semi-detached house comes with spacious accommodation requiring some cosmetic upgrades and redecoration. The home features a spacious living room with a fireplace and sizable window offering ample natural light, a west-facing dining room leading to a fitted breakfasting kitchen with rear garden access, a principal bedroom with fitted wardrobe space and two more bedrooms (one with a westerly aspect). Completing the accommodation is a family bathroom with a shower-over-bath. Outside, the property benefits from well-kept gardens, a private driveway and garage parking. Extras: all fitted floor and window coverings, light fittings and kitchen appliances are included in the sale.

Features

- Semi-detached house in Broughty Ferry
- Outstanding location near shops, bus links, and green space
- Exciting redecoration opportunity
- Entrance hall with under-stair storage
- Spacious living room with a fireplace
- West-facing dining room
- Breakfasting kitchen with rear garden access
- Main bedroom with fitted storage space
- Two more bedrooms (one with a west-facing aspect)
- Family bathroom with shower overhead
- Well-kept gardens to the front and rear
- Private driveway and garage parking
- Gas central heating and double glazing



"This three-bedroom semi-detached family home enjoys low-maintenance gardens, a private driveway and garage parking."







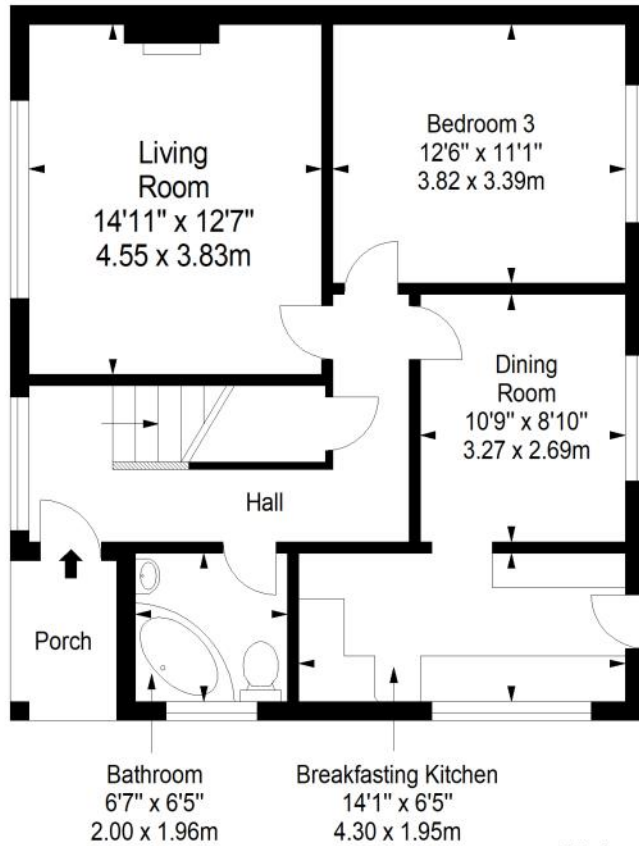
"This three-bedroom semi-detached house is within easy reach of local amenities, shops, bus links, green space and the beach."



Floorplan

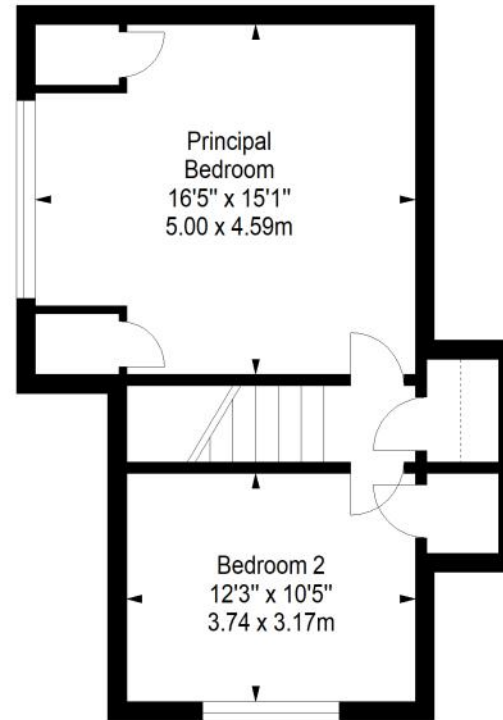
Ground Floor

Approx. 66.9 sq. metres (720.1 sq. feet)



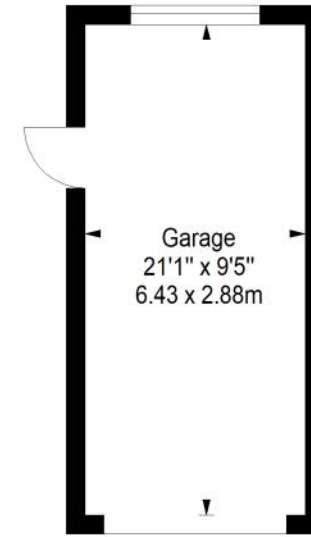
First Floor

Approx. 42.1 sq. metres (453.2 sq. feet)



Garage

Approx. 18.7 sq. metres (201.3 sq. feet)



Total area: approx. 127.7 sq. metres (1374.6 sq. feet)



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