






**14 Balgillo
Road**

Broughty Ferry, Dundee
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Summary

Situated in the sought-after suburb of Broughty Ferry, within commuting distance of Dundee city centre, accessible in under 11 minutes by car, this three-bedroom, two-bathroom link-detached house is ideal for those seeking an alternative to city life. The home boasts two spacious reception rooms and a modern fitted kitchen with high-spec appliances. The residence also features a sun-filled double-aspect main bedroom with an ensuite shower room, as well as two more spacious bedrooms with wardrobes (one with a southwesterly aspect). Completing the home is a bathroom with a shower-over-bath. Outside, the property benefits from an attached garage, driveway and private gardens. Extras: all fitted floor and window coverings, light fittings and kitchen appliances are included in the sale.

Features

- Link-detached bungalow in Dundee
- Vestibule and entrance hall
- Generous sun-facing living room with a fireplace
- French-doored dining room
- Modern kitchen with rear access
- Sunny dual-aspect main bedroom with an ensuite shower room
- Two more spacious bedrooms with wardrobes (one with a sunny aspect)
- Dressing room/study
- Versatile eaves storage
- Family bathroom with overhead shower
- Private gardens to the front and rear
- Driveway and garage parking
- Gas central heating and double glazing



“A three-bedroom link-detached house with private gardens and parking, quietly located in sought-after Dundee.”







“This three-bedroom house is within reach of bus/rail links, shops, schools, the beach and green spaces.”



Floorplan

