



**1 INCHCAPE ROAD, BROUGHTY FERRY
DD5 2LL
OFFERS OVER £205,000**



LCD

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HOME REPORT VALUATION **£205,000**

EPC RATING

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This well presented 3-bedroom semi-detached villa is located within a popular residential area of similar style properties and is in a move-in condition. The property is ideally situated off North Balmossie Street, offering excellent commuting links to Broughty Ferry, Dundee City Centre and the surrounding towns. The property is within walking distance of local schools, post office and the main bus route. There is also easy access to Barnhill's amenities being grocery stores, community centre and the Esplanade.

The property opens to the entrance hallway and staircase which leads to the first-floor accommodation. The lounge enjoys ample natural light from the large front facing window and a smaller window to the side, both fitted with blinds. This room includes carpet flooring, radiator and a wall mounted electric fire. There is access through the archway to the kitchen and to the storage cupboard under the stairs. The bright kitchen has been fitted with white wall and base units with a wood effect worktop and white tile splashback. There is an integrated oven, grill, gas hob, extractor hood and stainless-steel sink. There is also space for dining and the rear door provides access to the garden.

On the first floor are the 3 bedrooms, with the 2 larger bedrooms benefitting from fitted wardrobes. The family bathroom includes a three-piece white suite with a shower over the bath, tiled flooring and partially tiled walls.

The property benefits from enclosed gardens to the front and the rear, along with a large driveway leading to the garage. To the rear of the property is a well sized storage shed and impressive cabin, ideal for entertaining or an additional family area.

Early viewing is highly recommended to fully appreciate this property.

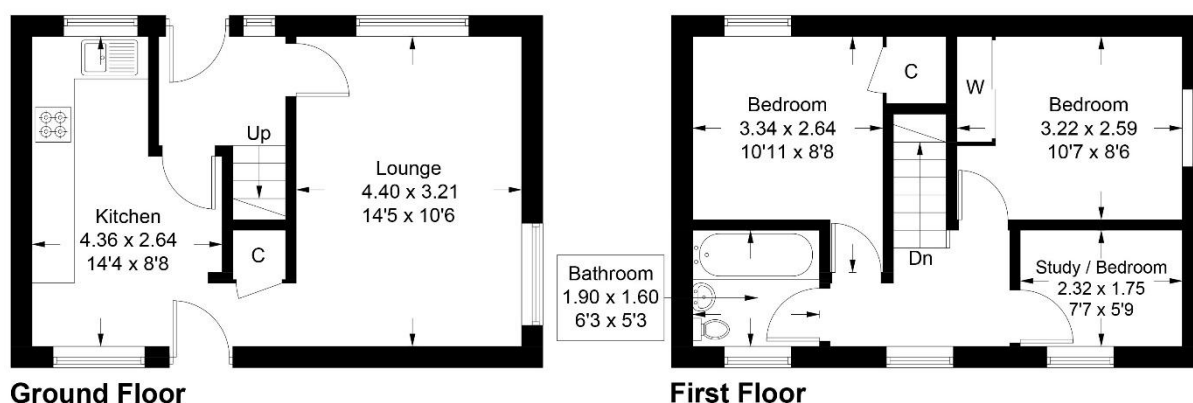


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