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Solicitors & Estate Agents

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26 Bennan Gardens, Broughty Ferry, Dundee, DD5 3EJ
Offers Over £190,000

- **Semi-detached two-storey house**
- **Entrance vestibule**
- **Living room**
- **Dining kitchen**
- **3 bedrooms**
- **Bathroom**
- **Enclosed rear garden**
- **EPC: Band D**

This well presented semi-detached two-storey house is situated within a desirable location in Broughty Ferry, Dundee. The property would make a great family home or investment opportunity and is well presented throughout. Easy access to local amenities.

Entrance vestibule

Glazed front door to entrance vestibule with glazed inner door leading to living room.

Living Room (3.81m x 3.02m)

Large bright living room with large window to front. Laminate flooring. Radiator under window. Ceiling down lights. Door to kitchen.

Kitchen (4.77m x 3.03m)

Modern fitted kitchen with fitted breakfast bar. Tiled floor. Built-in integrated fridge freezer, integrated NEFF oven, integrated NEFF electric hob, integrated NEFF dishwasher and beko integrated washing machine. Ceiling down lights. Window to rear with radiator under. Door to rear garden.

Bedroom 1 (3.60m x 3.03m)

Good size double bedroom with large window to the rear. Carpeted flooring. Radiator under window. Built-in wardrobe with hanging space.

Bedroom 2 (3.00m x 2.93m)

Good size bedroom with window to front. Carpeted flooring. Built-in cupboard with hanging space and drawers. Radiator under window.

Bedroom 3 (2.02m x 2.00m)

Single bedroom with window to front. Laminate flooring. Radiator under window. Storage cupboard.

Bathroom (1.96m x 1.75m)

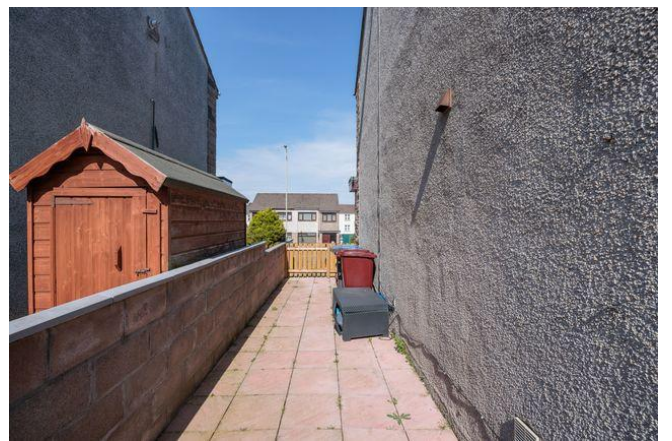
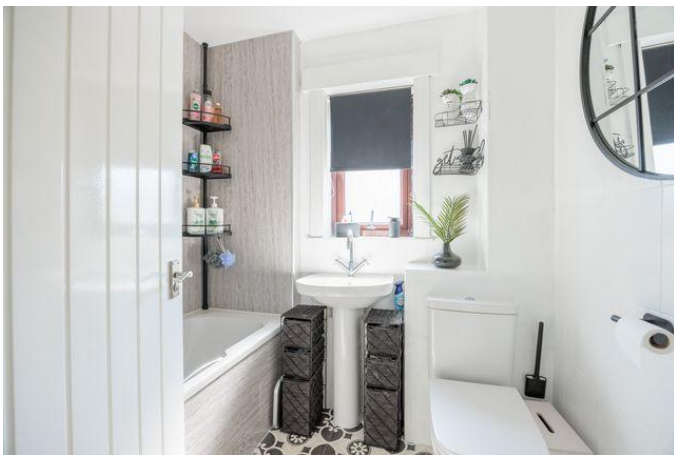
Three piece white bathroom suite comprising wc, bath and sink. Shower over bath. Laminate flooring. Heated towel rail. Window to rear.

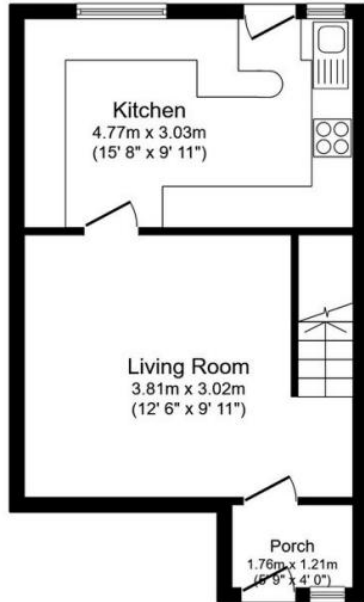
External

Garden

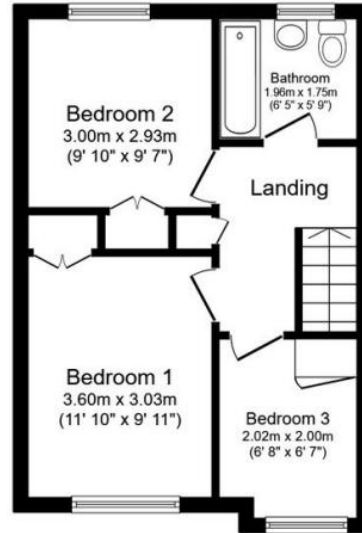
Paved area to front with path leading to rear garden which is fully enclosed and laid in slabs. Timber shed. External power point. Outside tap.







Ground Floor
Floor area 35.4 sq.m. (381 sq.ft.)



First Floor
Floor area 33.6 sq.m. (361 sq.ft.)

Total floor area: 69.0 sq.m. (742 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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ENTRY By negotiation

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