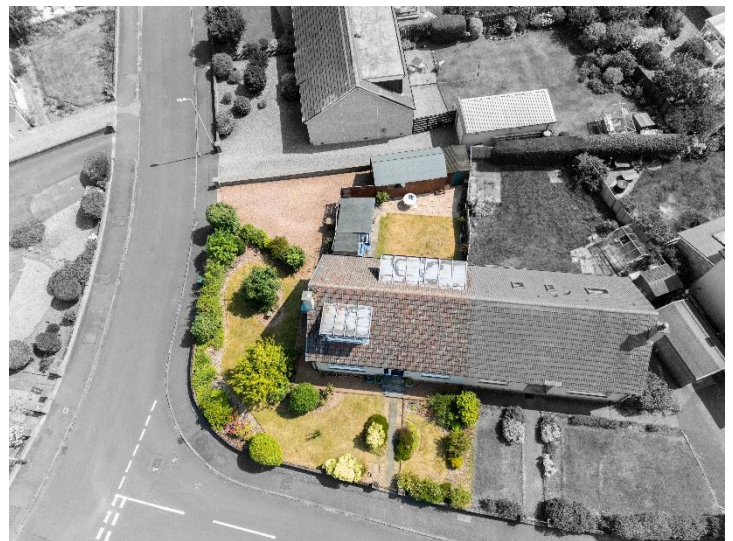




**11 STRATHSPEY PLACE, BROUGHTY FERRY,
DD5 1QB
OFFERS OVER £240,000**



Nestled within a popular residential area of Broughty Ferry, 11 Strathspey Place is a well-maintained semi-detached home offering spacious and flexible accommodation across two levels. Broughty Ferry is renowned for its excellent range of local amenities, including independent shops, supermarkets, cafés, restaurants and leisure facilities, while also benefiting from highly regarded schooling and convenient transport links to Dundee City Centre and beyond. The property enjoys attractive enclosed gardens to the front and rear, providing a peaceful setting with a variety of outdoor spaces and useful outbuildings.

The property is accessed via a fully enclosed front garden with a gate opening onto a pathway leading to the entrance door. Internally, the accommodation opens into a welcoming hallway laid with carpet flooring and incorporating a staircase to the upper level. The hallway provides access to all ground floor accommodation.

Situated to the front of the property is a bright and spacious lounge featuring carpet flooring, a large front facing window fitted with blinds and an electric fire creating an attractive focal point to the room. Also positioned to the front is a generously sized double bedroom with carpet flooring.

To the rear of the home is the dining room, which enjoys views over the garden through a rear facing window, providing an ideal space for family dining and entertaining. The kitchen is fitted with a range of wall and base units, including attractive feature display units with glazed inserts, together with a breakfast bar. The room is equipped with an oven and hob and offers space for a range of white goods. Rear facing windows and a door provide direct access to the garden.

Completing the ground floor accommodation is the shower room, fitted with a shower cubicle, vanity unit incorporating a wash hand basin, WC, heated towel rail and wall mounted mirror.

The upper landing is laid with carpet and benefits from a window allowing natural light to flood the space, together with a useful storage cupboard. There are two spacious double bedrooms on this level, one positioned to the front and the other to the rear. Both bedrooms feature carpet flooring and built-in wardrobes providing excellent storage.

Externally, the gardens have been thoughtfully maintained. The front garden is predominantly laid to lawn with a selection of mature shrubs and trees creating an attractive first impression. The rear garden offers a wonderful outdoor environment, incorporating a patio area, lawn, summerhouse, timber garage and two garden sheds, providing excellent storage and versatility for a range of uses.

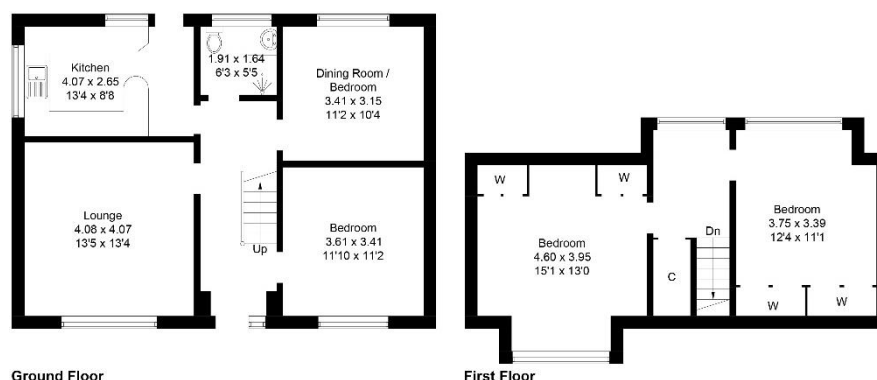


Illustration for identification purposes only, measurements are approximate, not to scale. Fourtells.co.uk (ID1321394)

