



BROUGHTY FERRY, DUNDEE DD5 3WL

Broughty Ferry sits on the eastern side of the city of Dundee, on the shore of the Firth of Tay.

There is an abundance of shopping for everyday requirements on hand with a good selection of shops and supermarkets. The primary school catchment for this property is Eastern Primary School and the secondary school catchment is Grove Academy.

For the sporting enthusiast, Dawson Park boasts a number of fields and facilities. The park has five football pitches, a rugby union pitch, an American football pitch and several athletics facilities. Broughty Ferry is also home to two bowling clubs, Broughty BC and Broughty Castle and there are two tennis clubs.

There are also many attractive trails and coastal walks in and around Broughty Ferry.



1 STRATHYRE GREEN

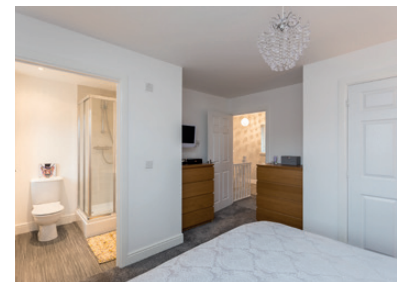
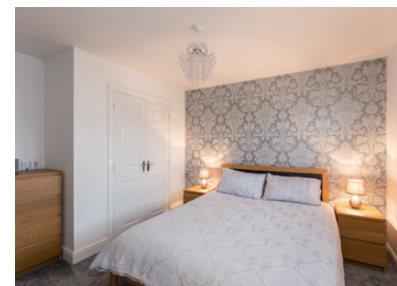
The property is an immaculate home which is in truly walk in condition. It features modern decor complimented by a mix of quality floor coverings and soft furnishings. Amongst its many features, the property boasts a cosy lounge with patio doors.

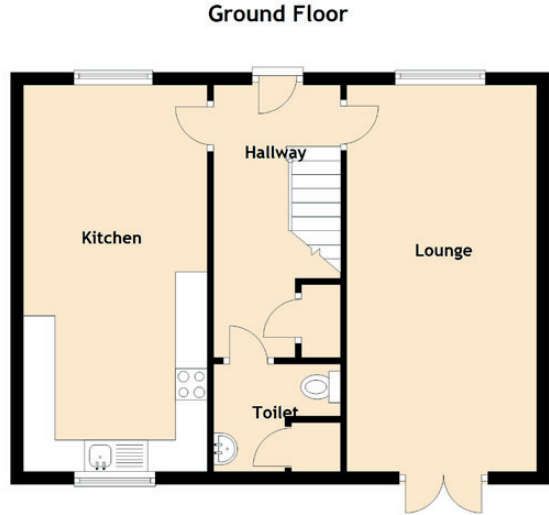
The accommodation comprises of lounge with patio doors to the rear garden, inner hallway, a modern dining kitchen with a good range of base and wall units and space for a family dining table. There is a W.C which has a large storage cupboard which may have potential to change to a shower room. Upstairs, there is a generous master double bedroom with a large built in wardrobe and ensuite shower room, the second bedroom and third bedroom are both a good size for family.

The property benefits from gas central heating and double glazing.

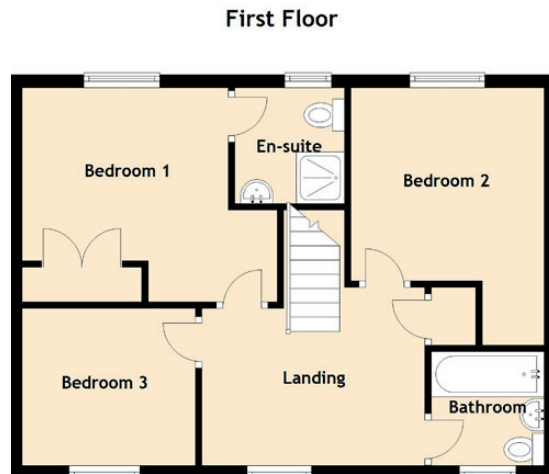
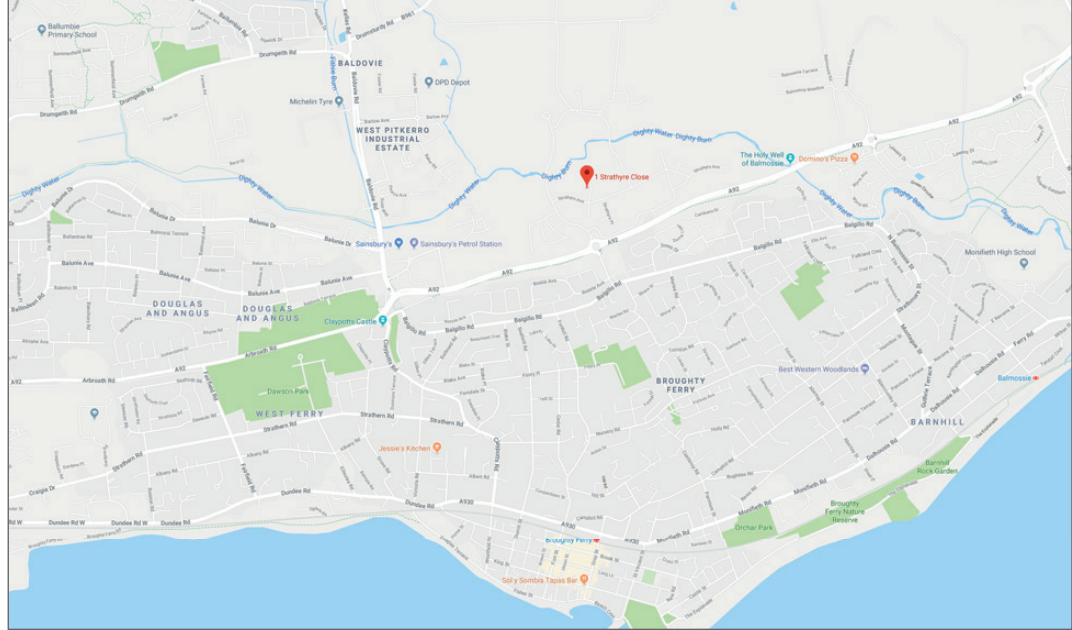
The front garden provides off street parking with a gravel driveway, the rear is mainly laid to lawn, which is easily maintained for children and pets. There is also a space to the rear providing a second space for parking.

A charming property that you would be proud to call home. Early viewing is recommended.





SPECIFICATIONS FLOOR PLAN // LOCATION



Approximate Dimensions

(Taken from the widest point)

Kitchen	6.10m (20') x 2.90m (9'6")
Toilet	2.00m (6'7") x 1.70m (5'7")
Lounge	6.10m (20') x 3.00m (9'10")
Bedroom 1	3.20m (10'6") x 3.00m (9'10")
En-suite	1.80m (5'11") x 1.70m (5'7")
Bedroom 2	4.00m (13'1") x 3.00m (9'10")
Bedroom 3	2.81m (9'3") x 2.30m (7'7")

Bathroom 1.90m (6'3") x 1.77m (5'10")

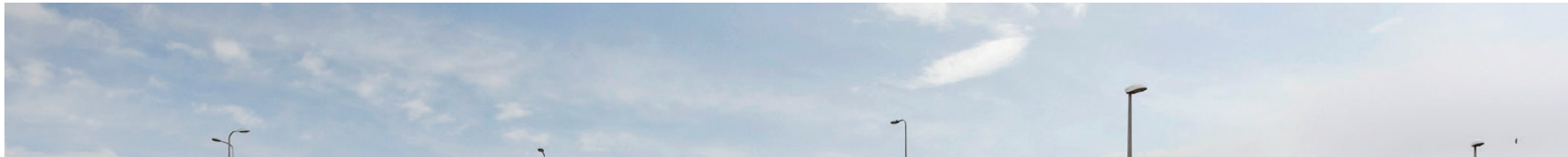
Gross internal floor area (m2) : 98 m2

EPC Rating : C

Extras

(Included in the sale)

All floor coverings, light fittings and fitted appliances.



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Text and description
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Surveyor



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Designer

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