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506 Arbroath Road, Broughty Ferry, Dundee, DD5 3LB.

Semi-detached Bungalow

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Situated within a popular residential area of Dundee, a short walking distance of the local shopping centre, Schools and on all bus routes to central Dundee, Broughty Ferry and Carnoustie, we are delighted to offer for sale this classic traditionally constructed Bungalow ideally located on the northern perimeter of the world renowned Broughty Ferry, this charming Bungalow provides excellent accommodation over two floors. The property provides generous space for the growing family with a secluded and secure rear garden area bound by mature shrubs and trees, the property comprises two double bedrooms on the ground floor and two additional bedrooms on the upper floor, the kitchen is spacious enough for a weekday dining table and chairs and the kitchen accesses the rear garden area via a small porch which presently accommodates a tumble dryer. The property is sold with all floor coverings and blinds where fitted, all light fittings are included in the price. The property is double glazed and served with gas central heating, some decorative upgrading will be required to bring the property up to modern standards, the perfect starter family home.



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Entrance Hall:

entered via a small vestibule allows access to all the ground floor accommodation, carpeted radiator. Lounge: 4.6mts x 3.8mts. An extremely bright and spacious lounge with 3 panel half-bay window overlooking the south elevation of the home allowing light to flood the room for most of the day, feature stone fireplace with gas coal effect fire, stairs to upper landing and first floor accommodation, carpeted, radiator.

**Kitchen/Dining Room: 3.6mts x 3.1mts
(at widest Points)**

with rear facing upvc window overlooking the rear garden. Ample wall and floor oak-effect storage kitchen units with contrasting worktops and matching tile splash backs, 4 ring gas hob with electric double oven. Stainless steel corner double sink and drainer with pillar tap, plumbed for automatic washing machine and dishwasher, radiator, vinyl flooring, access to rear entrance porch which houses the tumble dryer and exterior door to patio/garden areas.

Bedroom 1: 3.7mts x 3.8mts

Very spacious double bedroom, pendant light, large south facing window, carpeted, radiator.

Bedroom 2: 3.7mts x 3.2mts

Again, a very spacious double bedroom with window overlooking back garden area, the room has one radiator, carpeted.

Family Bathroom: 2.1mts x 2.0mts

With white three-piece bathroom suite with gravity-fed shower over the bath, shower screen, radiator, vinyl flooring.

Stairs to upper accommodation (from lounge):

Top landing with storage/linen cupboard.

Upper Floor:**Bedroom 3: 3.0mts x 3.3mts**

This room also overlooks the rear aspect of the home with Velux type window allowing light to flood the room for the majority of the day. Excellent youngster's bedroom, carpeted, radiator.

Bedroom 4: 3.0mts x 3.3mts

Similar to the opposing bedroom on the upper floor again overlooking the rear aspect of the home with Velux type window allowing light to flood the room for the majority of the day, built-in cupboard housing the hot water storage tank, carpeted, radiator.

Linen cupboard on upper landing.**Front Garden:**

Comprises pathway to the front door of the property with two small lawn areas with shrub borders, tarmac driveway to the front/side elevations of the property accessed via metal gates.

Rear Garden:

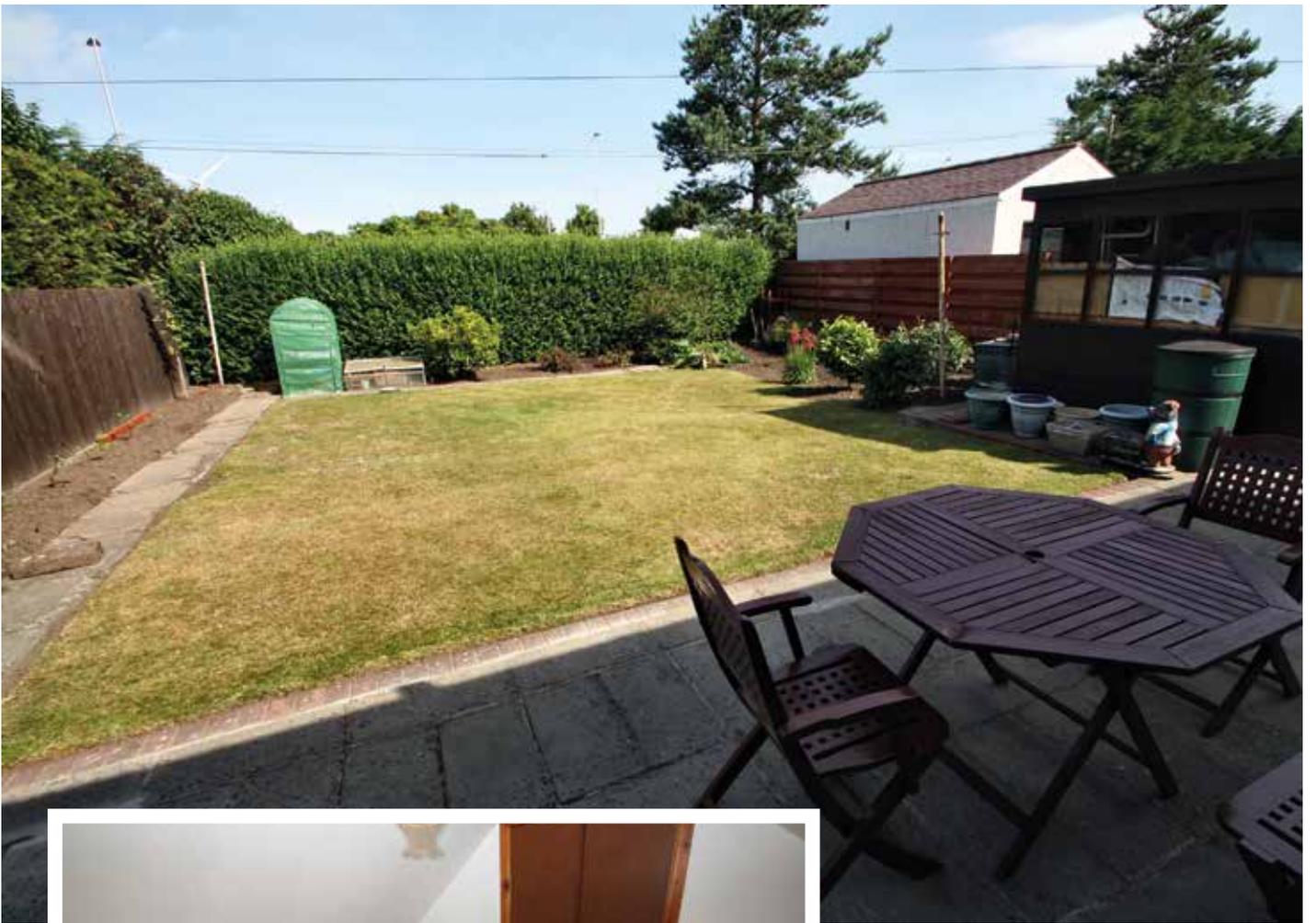
To the rear of the property – enclosed garden ground laid out with lawn area and corner slabbed patio area providing excellent sheltered corner in which to relax in the summer months, accessed directly via the kitchen door or driveway to the east elevation of the property, the garden shed is included in the sale.

Note: Whilst every care is taken to ensure these are correct, all sizes have been taken using laser measuring device and therefore no sizes or descriptions herein are guaranteed and do not form part of any contract to follow hereon. All measurements are approximate and for guidance only, all sizes are taken at the widest points for each room, unless otherwise specified. The agent has not tested and apparatus, equipment, fixtures, fittings or services and therefore we are unable to confirm the functionality or fitness for purpose of any such, any potential purchaser should check with their own legal advisor or suitably qualified surveyor on such issues, if the availability of children places at local or any school is an essential requirement with regard to advancing an offer for this property then potential purchasers should make their own enquires directly to the local education authority prior to submitting an offer for this property and satisfy themselves as to the position with school places prior to making any such offer, the sellers and their agents accept no responsibility whatsoever for ensuring school places are available or otherwise in any catchment area.

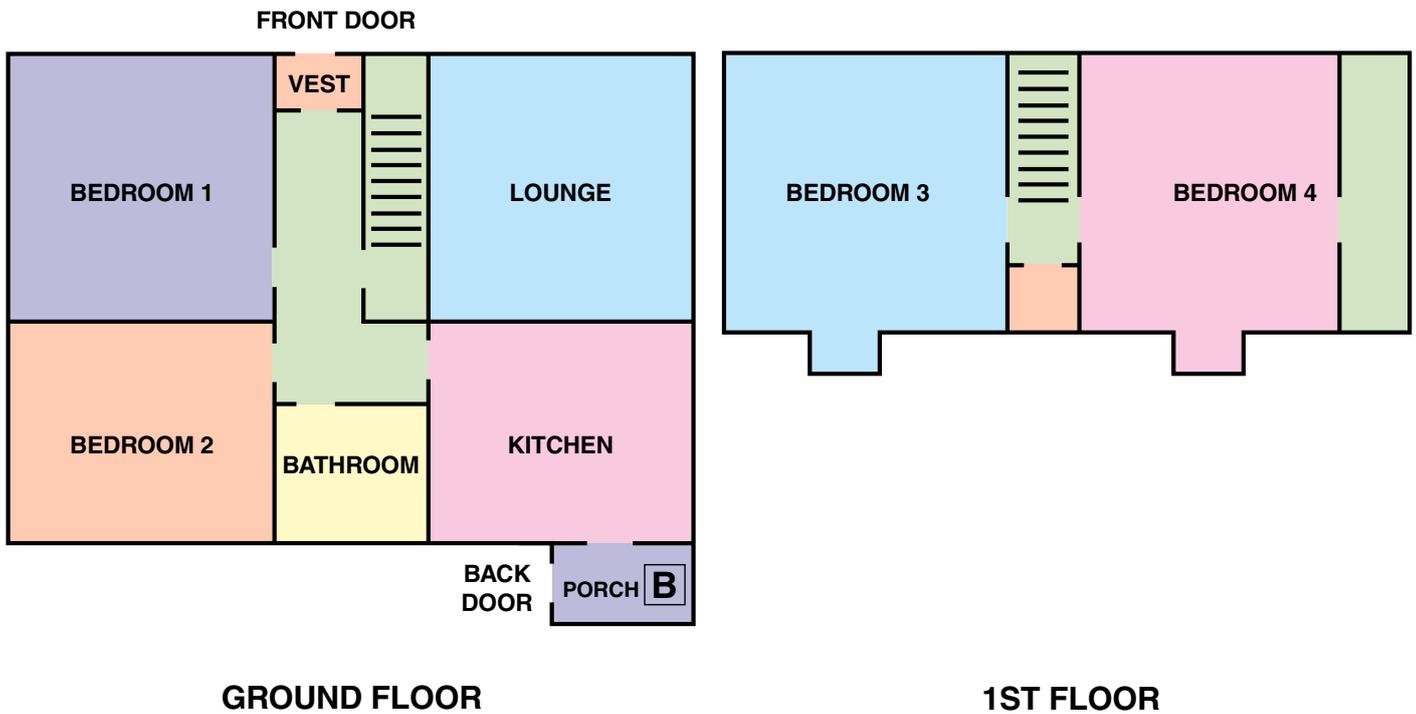
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506 ARBROATH ROAD, BROUGHTY FERRY, DUNDEE, DD5 3LB - FLOOR PLAN



Floorplans Indicative only - not to scale



Our Branches

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Home Report Access:

Please visit our own website at www.legaleageles.tv then select this property then touch the orange "Home Report" button and the Home Report will display within 5 seconds, if there is a video schedule for this property there will be a further orange button to the right of the Home Report button, no button means no video schedule.

Council Tax Band:

D (Dundee City Council 01/08/2018)

EPC Band:

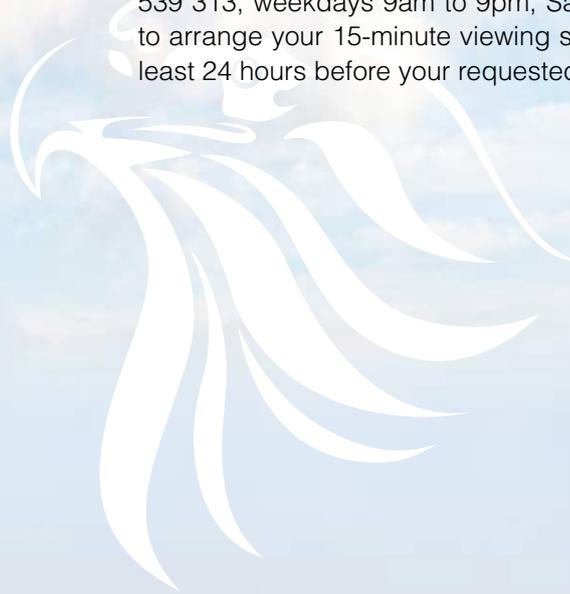
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Directions:

Proceeding north from Dundee City Centre proceed up Victoria Road (A929) then turn right in to Arbroath Road (A92) and proceed for approximately 3 miles heading straight on until you reach Claypotts Junction, on the approach to the junction take the right hand lane and turn right in to Claypotts Road then immediately left in to Balgillo Road for 500yds, number 506 is on your left, one of our staff will meet with you and show you around the property and answer any questions you may have, one of our bright for sale boards is positioned in the front garden to assist you with locating the correct property.

7 day Viewing Call Centre:

By prior appointment only through our viewings call centre Ph: 01382 539 313, weekdays 9am to 9pm, Saturday and Sunday 10am to 4pm to arrange your 15-minute viewing slot (viewings must be arranged at least 24 hours before your requested viewing date/time).



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Alan E Masterton Solicitors is the trading name of AEMS Ltd. Company Number SC0329130.
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