



Alan E Masterton
SOLICITORS & ESTATE AGENT

DD5 ESTATE AGENTS

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34 Belltree Gardens, Broughty Ferry, DD5 2LJ

Offers Over £150,000

2 Bedroomed End Terraced Bungalow

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Situated within a popular and well established residential area of Barnhill we are delighted to offer for sale this end terraced bungalow within a quiet cul-de-sac of similar styled properties.

The property offers spacious, bright accommodation over one level and comprises of: an entrance hallway, bright lounge overlooking the front garden which leads to a fitted kitchen. Two bedrooms with built in wardrobes, shower room and conservatory.

This ready to move in property with easy access to Broughty Ferry is close to all local amenities and has close access to bus routes, shops and schools. This property benefits from gas central heating, double-glazing, off-street parking and detached garage.

Entrance Hall:

A bright and welcoming entrance hall accessed through a composite door that gives access to both bedrooms, shower room and lounge.

Lounge:

3.4m x 3.9m:

This spacious and bright lounge overlooks the front garden and provides a comfortable atmosphere in which to relax. The lounge leads into the fitted kitchen creating an open feel to the living space.

Conservatory:

2.5m x 2.7m:

A great addition to this home, the conservatory gives a panoramic view of the secluded garden. French doors lead out to the garden making it an ideal spot for relaxing and dining in the warmer months.

Kitchen:

1.9m x 2.8m:

The bright kitchen is flooded by natural light from its window overlooking the side of the home. Ample storage space is provided by a mix of white shaker style wall and base units with complimentary worktop. Appliances include electric hob with overhead extractor and under counter oven, space for washing machine, space for tall fridge freezer, stainless steel sink, modern tiled splashback and wood effect vinyl flooring.

Bathroom:

1.7m x 1.9m:

The bathroom consists of a w.c, wash hand basin, white heated towel rail and corner shower cubicle with mains operative shower within. Fully tiled with vinyl flooring and opaque window.

Bedroom 1:

2.4m x 3.1m:

A generously sized bedroom with window overlooking the rear garden. Built in bedroom furniture provides excellent storage space in this double bedroom.

Bedroom 2:

2.1m x 2.3m:

A well-proportioned, versatile room which gives access into the conservatory that overlooks the back garden, benefits from built in mirrored wardrobes with sliding doors.

Garden:

Attractive, low maintenance garden areas to the front and back of the home. The front of the property is laid with light stone chips with monobloc path giving access to the front and back of the home as well as a single garage. The secluded rear garden is laid with stone chips with raised borders, mature shrubs and provides an excellent space for entertaining and relaxation during the warmer months.

Garage:

Single detached garage is accessed by an up and over door from the main entrance or an external door from the monobloc entrance. Ideal additional storage space or car storage facility.







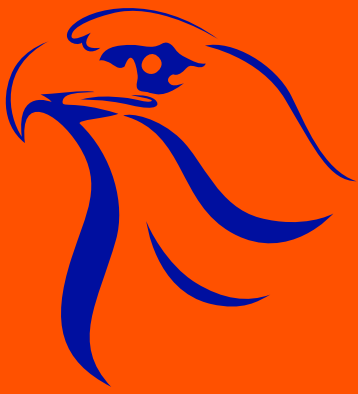




GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions:

From Balgillo road proceed into Inchcape Road then take your first left into Belltree Gardens. Follow the road round branching left into a small cul-de-sac. Number 34 is located on the end of the terrace with one of our bright for sale boards positioned in the front garden to assist with your locating.

Home Report:

Please visit our own website at www.legaleageles.tv then select this property then select the "Home Report" button and the Home Report will display within 5 seconds.

Council Tax Band:

C (Dundee City Council Nov 2023).

EPC Band:

C

Viewings:

By prior appointment only. Contact us on 01382 539 313 during normal office hours to arrange your 15-minute viewing slot or alternatively you can arrange your appointment by e-mailing us at: viewingstobook@gmail.com (viewings must be arranged at least 24 hours before your requested viewing date/time)

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.

Attic space inspection policy: this firm do not indemnify viewers from any damage done to the property or to themselves as a result of viewer inspections of the attic space of properties marketed by us, if you wish to have the attic space inspected please instruct a qualified and indemnified surveyor or architect to do so, alternatively please advise this firm at the time of making your viewing appointment that you are prepared to undertake the responsibility for any damage that occurs to the property and/or your good self and we will prepare a form of undertaking for you to sign before you gain access to the attic space, (please bring photo id with you also) you should also bring along your own access ladders as none will be provided.

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