

Simple Approach



Estate Agents



**3 Gillies Terrace, Dundee**  
**Angus DD5 3LF**

**Asking price £170,000**



Simple Approach are delighted to welcome this quaint three bedroom, semi-detached chalet style villa set in the ever desirable area of Broughty Ferry to the residential market. Broughty Ferry is a suburb of Dundee, and is situated four miles east of the city centre on the north bank of the Firth of Tay and offers a host of local amenities. This great property is the ideal purchase for any growing family seeking the benefits of peaceful living in a fantastic location. This well-proportioned accommodation comprises a bright spacious lounge, a good sized kitchen with ample counter space and back door access to the private rear garden. The property also benefits from three generous bedrooms and a family bathroom on the ground floor, on the second floor of the property there is an attic conversion which provides the property with a further two rooms. While the property would benefit from some upgrading, this excellent home lends itself to a wide range of purchasers with boasting features such as double glazing windows, gas central heating and a large private driveway suitable for multiple cars. Viewing is absolutely essential to appreciate the overall space and superb location on offer.

#### Entrance Vestibule

4'0" x 2'10" (1.22 x 0.88)

#### Entrance Hallway

11'1" x 6'9" (3.38 x 2.06)

#### Lounge

11'4" x 14'9" (3.46 x 4.51)

#### Bedroom 1

11'4" x 12'7" (3.47 x 3.85)

#### Bedroom 2

14'8" x 10'2" (4.49 x 3.12)

#### Bedroom 3

10'9" x 10'3" (3.30 x 3.14)

#### Kitchen

11'6" x 6'7" (3.52 x 2.03)

#### Back Porch

4'0" x 2'11" (1.22 x 0.90)

#### Attic space 1

11'9" x 15'0" (3.59 x 4.58)

#### Attic Space 2 (Bedroom)

13'10" x 15'1" (4.22 x 4.62)

#### Bathroom

5'6" x 6'7" (1.69 x 2.03)

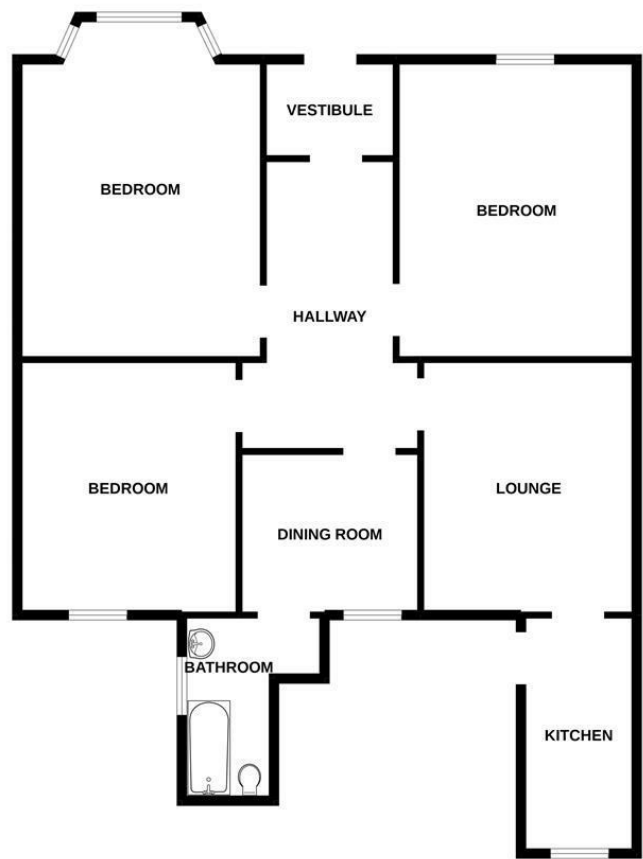




- Three Bedroom Semi-Detached House
- Sizable Private Driveway
- Desirable Broughty Ferry Location
- Gas Central Heating and Double Glazing
- Spacious Accommodation Throughout
- Generous Private Rear Garden



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	48	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland EU Directive 2002/91/EC		