

Simple Approach



Estate Agents



421 King Street, Dundee

Angus DD5 2HA

Offers over £242,995

284 Perth Road, DD2 1AN

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Simple Approach are delighted to welcome this quaint three bedroom, detached house 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 family friendly location. This well proportioned accommodation comprises a spacious lounge, a good sized kitchen with ample counter space, three generous bedrooms and a family bathroom. Whiles the property would benefit from 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 private driveway. Viewing is absolutely essential to appreciate the overall space and superb location on offer at King Street.

Lounge

19'6" x 13'1" (5.95 x 4.01)

Bedroom

9'8" x 16'7" (2.96 x 5.08)

Vestibule

4'4" x 9'10" (1.33 x 3.00)

Kitchen

12'4" x 13'0" (3.76 x 3.97)

Bathroom

9'4" x 7'4" (2.86 x 2.26)

Bedroom

11'8" x 8'9" (3.57 x 2.69)

Bedroom

17'4" x 13'5" (5.30 x 4.09)

Glory Hole

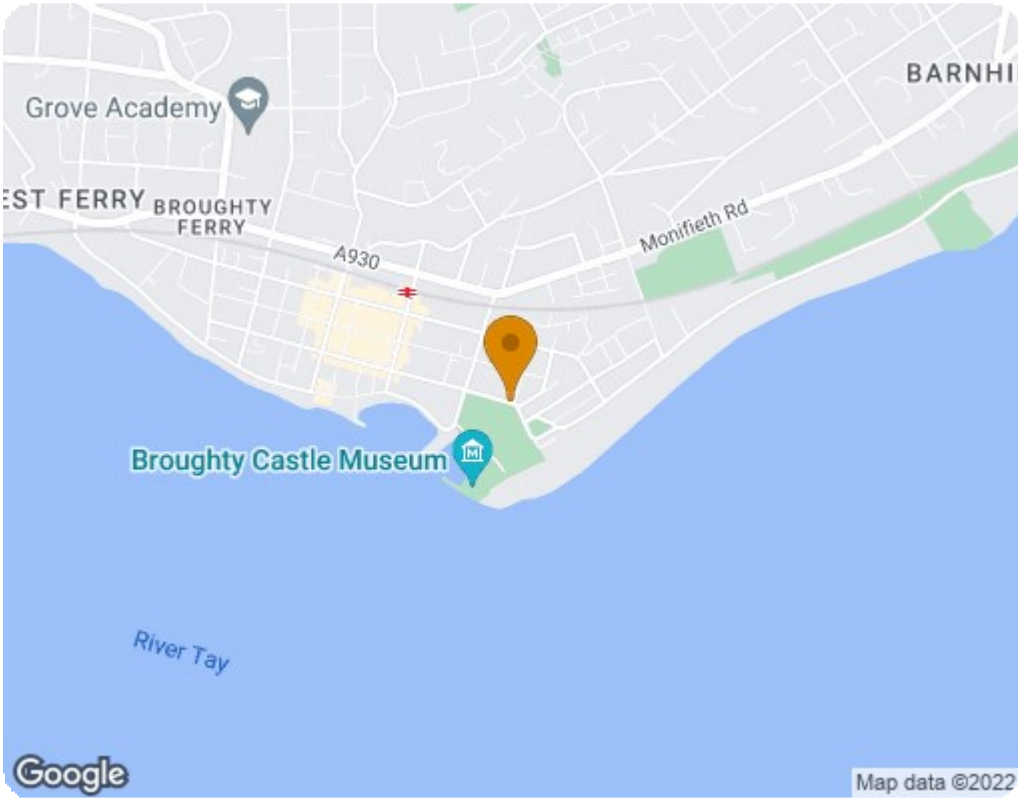
5'8" x 6'7" (1.73 x 2.01)





- Detached Family Home
- Double Glazing & Gas Central Heating
- Would Benefit From Upgrading
- Three Sizable Bedrooms
- Private Driveway
- Desirable Broughty Ferry Location
- Generous Garden





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		