



2A FORTHILL DRIVE
BROUGHTY FERRY, DD5 3DY



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3 BEDROOMS • DINING KITCHEN • DETACHED • CENTRAL POSITION

OFFERS OVER £225,000

This detached villa is presented to the market in excellent condition, located in desirable central Broughty Ferry, close to excellent local schooling and shopping. Boasting a spacious, contemporary layout this is an ideal family home.

Internal accommodation is generous spanning over 100 square meters formed over two storeys. The home comprises entrance hallway with WC, bright lounge, impressive contemporary kitchen fitted with quality appliances, family friendly open plan dining room with french doors to the rear garden, three excellent double bedrooms and a modern family bathroom completes the home. A number of cupboards and a loft provide plentiful storage. Specification is equally modern with full double glazing and efficient gas central heating. Externally the property is set within easily maintained garden grounds, laid with lawn including timber store shed. A monoblock driveway provides parking for two vehicles. EPC - D







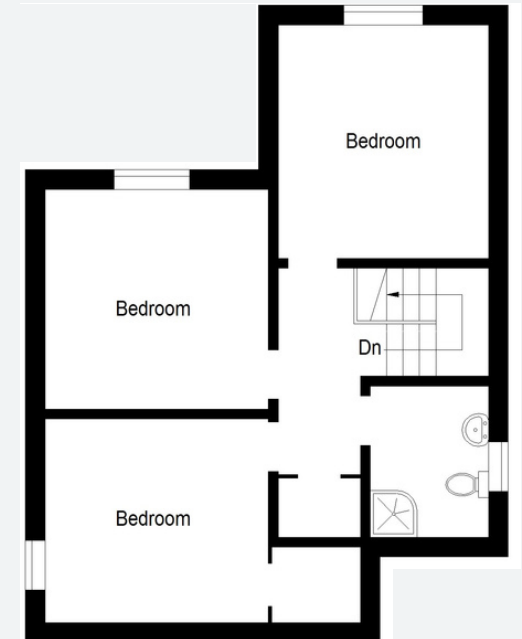




LOCATION



FLOOR PLAN



ROOM DIMENSIONS

- Lounge: 15'1 x 11'2
- Kitchen: 10'7 x 10'2
- Dining Room: 13'9 x 11'6
- Bedroom 1: 10'10 x 10'2
- Bedroom 2: 11'2 x 10'6
- Bedroom 3: 11'3 x 10'6
- WC: 4'4 x 3'2
- Bathroom: 6'11 x 6'7



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Brook House, 86 Brook St, Broughty Ferry, Dundee DD5 1DQ

01382 847113 • hello@verdala.co.uk