



HARMONY HOMES
ESTATE AGENCY



18 Chestnut Green, Broughty Ferry, DD5 3NL

Offers over £340,000





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Broughty Ferry, DD5 3NL

Nestled in the highly sought-after Ballumbie Castle Estate in Broughty Ferry, this beautifully presented four-bedroom detached home offers a perfect blend of comfort and modern living. Built in 2002, the property is situated in a tranquil cul-de-sac, overlooking the picturesque golf course, providing a serene backdrop for family life.

Upon entering, you are greeted by the newly fitted kitchen, completed just nine months ago, which boasts all the essential appliances, including a general waste sink and a separate utility room. The garage has been thoughtfully converted to create an expansive living area, this is undoubtedly the heart of the home, perfect for family gatherings, complemented by a spacious conservatory that invites natural light and offers a delightful space to unwind.

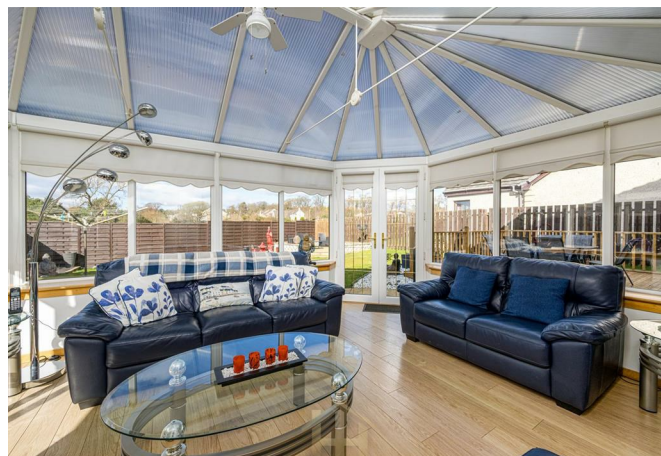
The ground floor also features a newly fitted w/c and a versatile room that can serve as a dining room or a fourth bedroom, catering to your family's needs. Ample cupboard space throughout the home ensures that storage is never a concern.

Venturing upstairs, you will find three generously sized double bedrooms, each equipped with fitted wardrobes. One of the bedrooms benefits from an ensuite, while the newly upgraded family bathroom provides a modern and stylish retreat.

One of the standout features of this home is the private rear garden, which is sunny-facing and designed for enjoyment throughout the seasons. The garden includes two distinct sitting areas, perfect for al fresco dining, morning coffee, or simply soaking up the sun. This outdoor space is a wonderful extension of the home, providing a tranquil retreat for both relaxation and socialising.

This property is conveniently located near schools and local amenities, making it an ideal choice for families. The lovely community atmosphere of the estate further enhances the appeal of this exceptional home. With its combination of modern features and a prime location, this property is not to be missed

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Directions

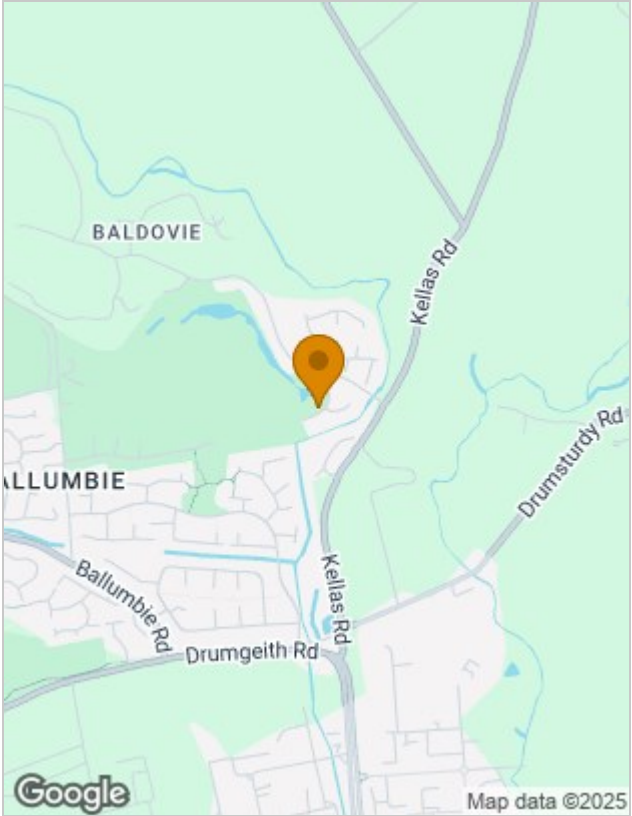




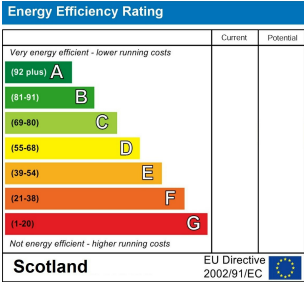
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Harmony Homes Office on 01382 819155 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.