

Simple Approach



Estate Agents



42 Edzell Street, Dundee
DD5 3JJ

Offers over £230,000

Set within the heart of the ever desirable Broughty Ferry, this beautifully presented semi detached house on Edzell Street comes to the market in excellent move in condition throughout and offers spacious accommodation set across two floors. The property comprises of a welcoming entrance, bright front facing lounge, a sizeable modern fitted kitchen / dining area along with a breakfast bar feature. The property further enjoys three bedrooms, a downstairs WC along with a chic family bathroom with shower over bath facility. Practical attributes include gas central heating, full double glazing, a private driveway and single garage. Externally the property benefits from a well manicured private rear garden. This lovely home due to its excellent location and great move in condition lends itself to a wide range of buyers including first time buyers, families or couples. Viewing is highly recommended to see all that is on offer here at Edzell Street, Broughty Ferry.

Lounge

11'8" x 14'4" (3.58 x 4.39)

6'2" x 6'3" (1.89 x 1.93)

Kitchen + Dinner

9'11" x 18'6" (3.04 x 5.65)

Downstairs WC

2'11" x 6'4" (0.89 x 1.95)

Bedroom One

11'8" x 10'11" (3.58 x 3.33)

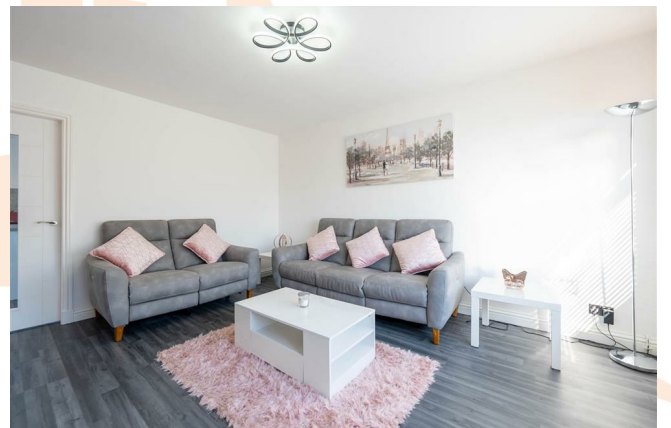
Bedroom Two

9'9" x 12'3" (2.98 x 3.74)

Bedroom three

6'11" x 8'5" (2.13 x 2.57)

Bathroom

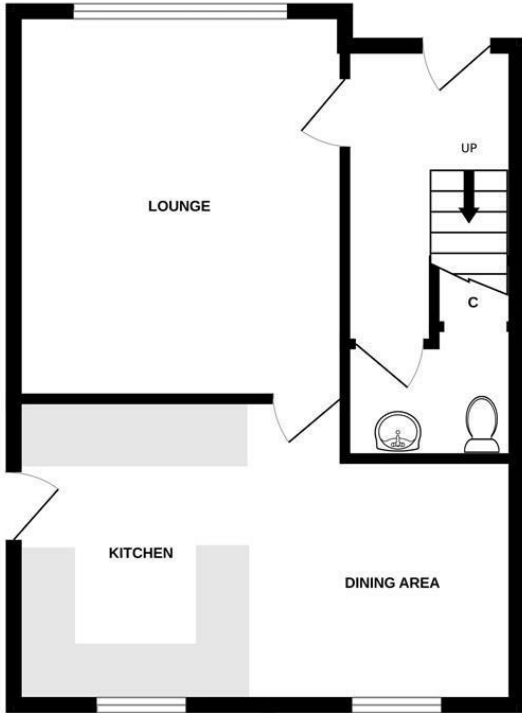




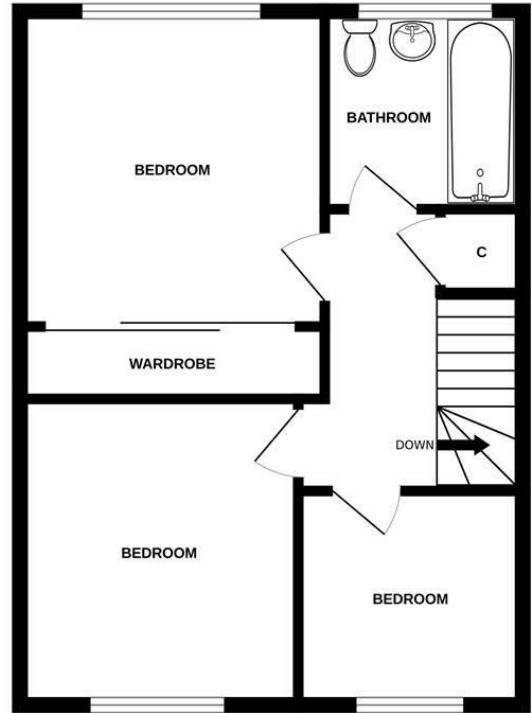
- Semi Detached House
- Three Bedrooms
- Highly Sought After Broughty Ferry Location
- Stylish Fitted Kitchen / Dining Area
- Bright Front Facing Lounge
- Gas Central Heating & Full Double Glazing
- Private Driveway & Single Garage
- Well Manicured Rear Garden



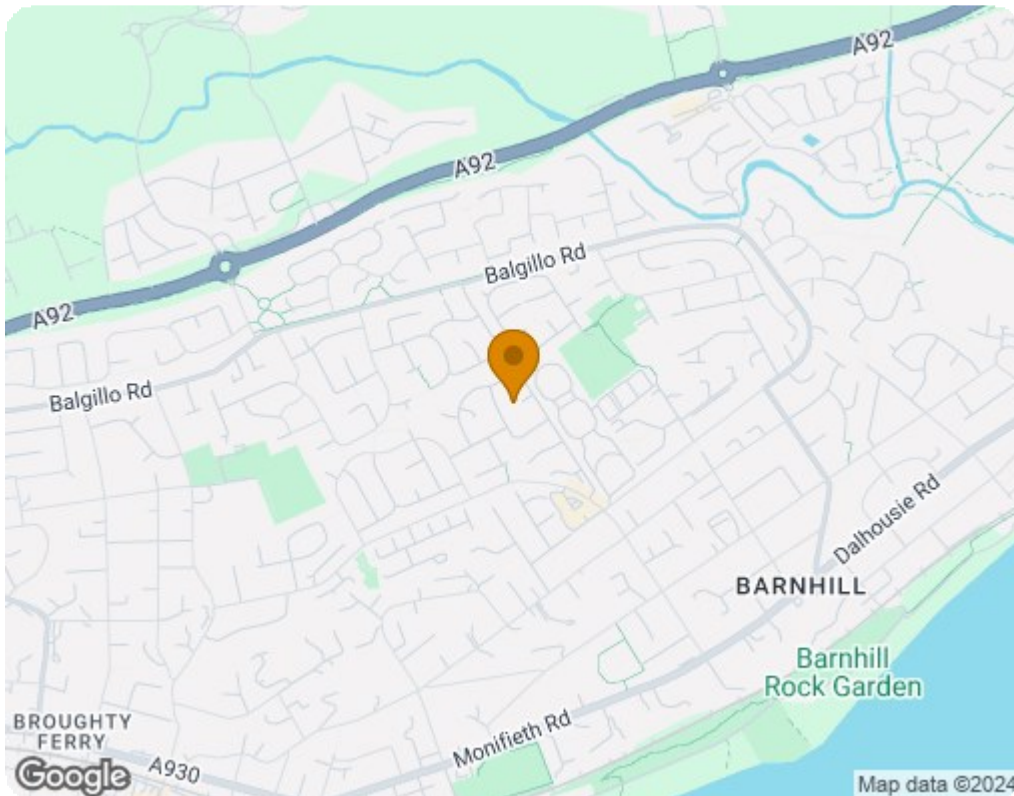
GROUND FLOOR



1ST 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		85
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Scotland		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		83
(81-91) B		
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
Scotland		