



8 Cliffburn Gardens, Dundee
DD5 3NB

Offers over £209,950

Simple Approach are delighted to welcome to the market this attractive semi-detached bungalow, ideally situated within the highly sought-after Broughty Ferry area. Offering spacious and well-presented accommodation throughout, this lovely home is perfectly suited to a wide range of buyers, from families or those looking to downsize without compromising on space.

The accommodation comprises a bright and spacious lounge, a stylish modern kitchen, three well-proportioned bedrooms and a contemporary shower room. The property further benefits from gas central heating and double glazing, ensuring a comfortable home throughout the year.

Externally, the property boasts a sizeable private driveway providing excellent off-street parking, along with private front and rear gardens offering great outdoor space. Located within a popular residential area, the property is ideally placed for access to the excellent range of shops, amenities, schools and transport links available throughout Broughty Ferry. This is an excellent opportunity to acquire a spacious detached bungalow in a highly desirable location and early viewing is highly recommended.

Lounge

15'5" x 13'8" (4.71 x 4.17)

Kitchen

10'10" x 8'7" (3.31 x 2.62)

Bedroom One

13'6" x 10'10" (4.12 x 3.32)

Bedroom Two

9'6" x 10'10" (2.91 x 3.32)

Bedroom Three

9'6" x 8'7" (2.91 x 2.64)

Shower Room

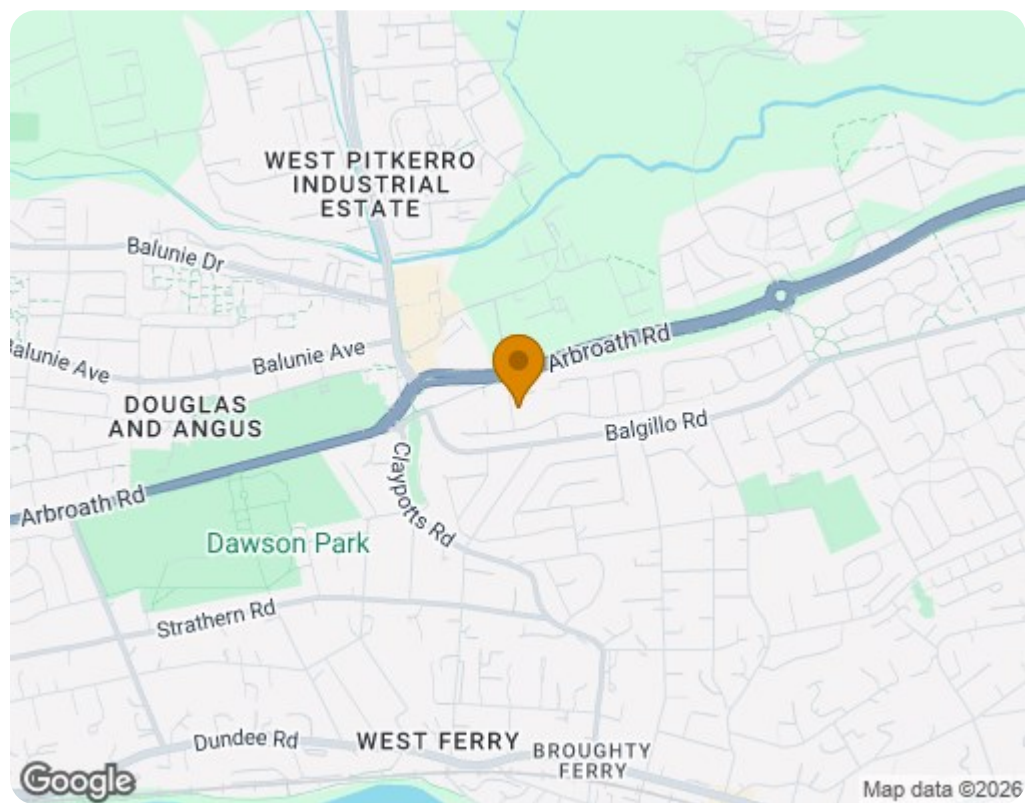
8'6" x 4'5" (2.60 x 1.36)





- Semi-Detached Bungalow
- Modern Shower Room
- Ideal For Downsizers Seeking Spacious Accommodation
- 01382646133 to arrange a viewing
- Highly Sought-After Broughty Ferry Location
- Good Sized, Stylish Kitchen
- Gas Central Heating & Double Glazing
- Three Well-Proportioned Bedrooms
- Excellent Family Home
- Built In Security Alarm





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	77
(55-68) D		
(39-54) E		
(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		
(81-91) B		
(69-80) C	69	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		