

HARMONY HOMES
ESTATE AGENCY

264 Broughty Ferry Road, Dundee, DD4 7NE

Fixed asking price £260,000

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TRUSTED LOCAL ESTATE AGENCY
HARMONY HOMES
ESTATE AGENCY
TEXO

264 Broughty Ferry Road

Dundee, DD4 7NE

- NEW FIXED PRICE
- CORNER PLOT
- VERY LARGE CONSERVATORY
- LARGE GARDEN
- OFF STREET PARKING

!! NEW FIXED PRICE !!

Nestled on Broughty Ferry Road in Dundee, this charming semi-detached stone-built villa, constructed in 1930, offers a delightful blend of character and modern living. Spanning an impressive 1,130 square feet, this property is a rare find, especially given its extensive corner plot, which boasts a front garden, a side lawn, and a generous south-facing patio complete with a shed. The back garden is a true gem, adorned with fruit trees, providing a tranquil outdoor space for relaxation and enjoyment.

Upon entering, you are welcomed into a large living room featuring a striking fireplace, perfect for cosy evenings. The spacious kitchen is a highlight, offering ample room for a dining table and equipped with patio doors that seamlessly connect to the back garden, making it ideal for entertaining. Adjacent to the kitchen is a wonderfully serene conservatory, a perfect retreat regardless of the weather.

The first floor comprises two generously sized bedrooms, one of which features a charming fireplace, while the other boasts large built-in wardrobes, providing plenty of storage. A smaller single bedroom completes the upper level, making this home suitable for families or those needing extra space.
You will also find the modern shower room on this level as well.
With parking available for two vehicles and an amazing location just a short drive from both Broughty Ferry and Dundee city centre, this property combines convenience with a peaceful residential setting. This is an exceptional opportunity to acquire a lovely family home in a sought-after area, and properties like this do not come around often. Don’t miss your chance to make it your own.

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Directions



Floor Plans

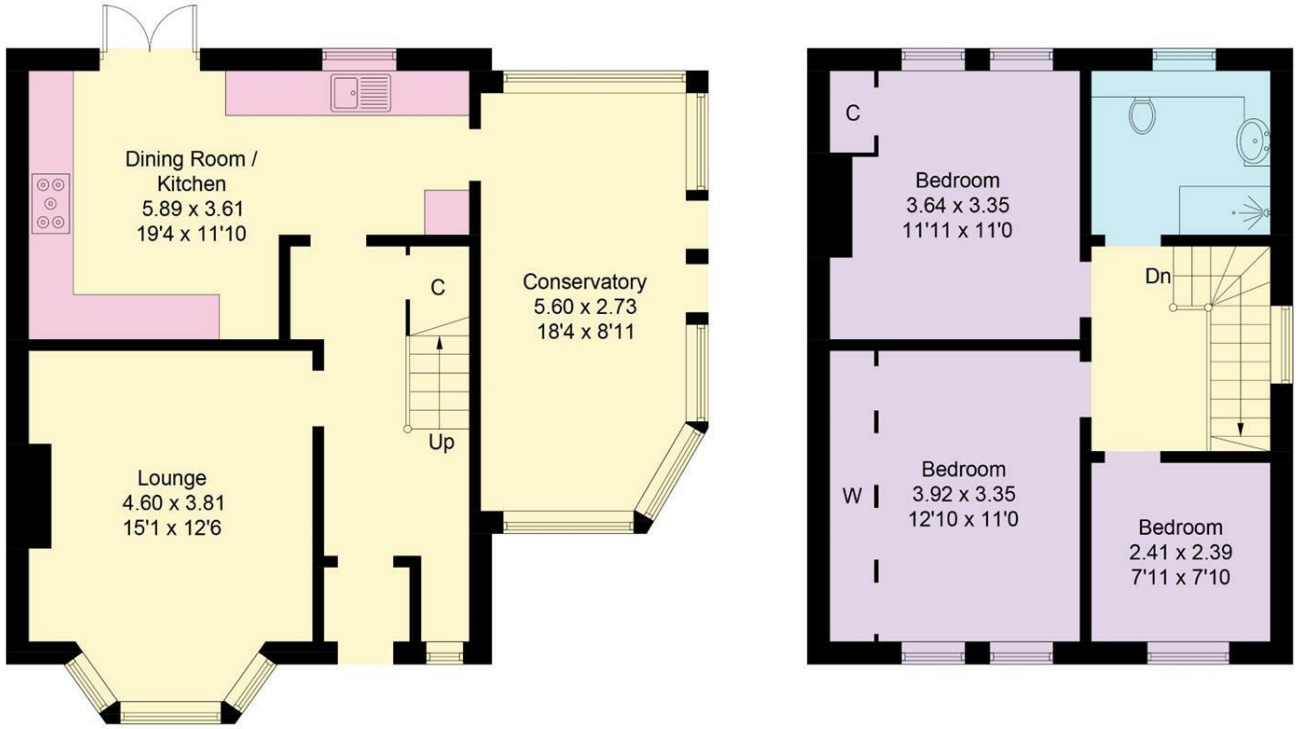
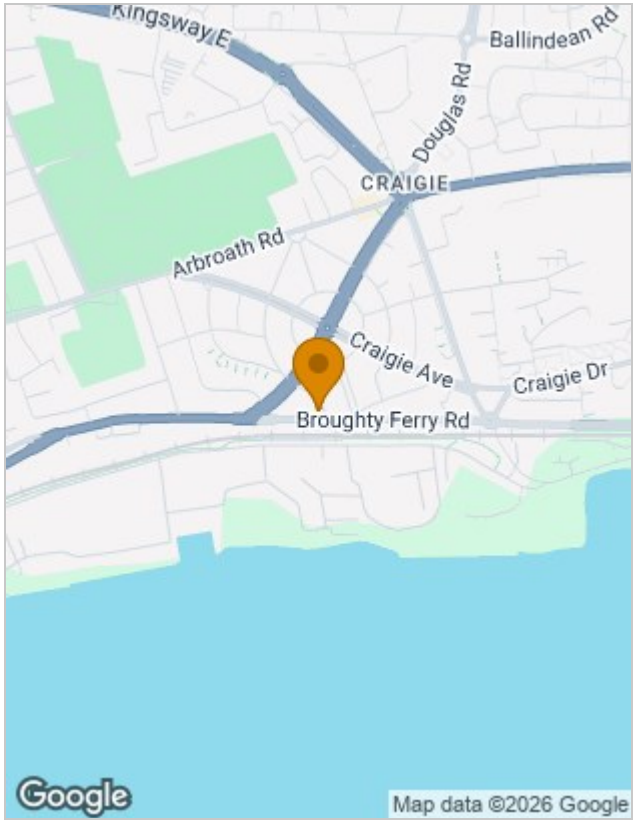
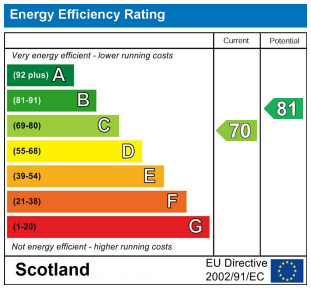


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1330613)

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.

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