

Buy your next home with Next Home

Leading Perthshire Estate Agency

8 Aberfoyle Gardens, Broughty Ferry, Dundee, DD5 3EE

Offers Over £150,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

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Many thanks for your interest with 8 Aberfoyle Gardens, Broughty Ferry, Dundee, DD5 3EE.

Next Home Estate Agents dedicate themselves to be available when you are, offering an unbeatable service 7 days a week until 9pm.

We have the largest sales team in Perthshire, operating from our 5 offices throughout Perthshire and delivering more sales than any other estate agent.

Not only are we Perthshire's Number 1 choice but we are also local. One of the reasons we know the local markets so well is because we live here. So let us guide you through the selling and buying process.

If you're a first time buyer we have incentives to help get you onto the property ladder - our consultants can advise you through the whole process.

We offer free, no obligation mortgage advice to all our buyers.

If you have a property to sell, contact us to arrange a valuation. We are renowned in getting our customers moving quicker and at a higher price than our competitors. Put us to the test and get your free valuation today, call 01738 444342.

If you would like to be kept informed of other great properties like this one please register on our hot buyers list, where we will email you of new property listings and property open days.

About the Area

The popular seaside town of Broughty Ferry lies to the East of Dundee and has a range of local shops and amenities together with several cafes, restaurants and bars.

There is a railway station linking to Dundee, Edinburgh, Glasgow and Aberdeen. Public transport is regular and close at hand. Within the town there are many attractions including Broughty Ferry Castle, the Castle Green park and beachfront walks.

There are primary and secondary schools nearby, and further facilities can be found in Dundee.



Property Summary

Next Home are delighted to bring to the market this immaculately presented two-bedroom mid-terraced villa situated within the highly sought-after area of Broughty Ferry.

Presented in move-in condition throughout, this attractive home is ideally suited to first-time buyers, downsizers, or investors alike.

The accommodation comprises a welcoming entrance hall with useful under-stair storage, a bright and spacious lounge/dining room with ample space for a variety of furniture and French patio doors leading directly to the rear garden, creating an excellent space for both everyday living and entertaining. The fully fitted kitchen offers a range of wall and base units together with generous worktop space.

On the upper level, there is a well-proportioned double bedroom with built-in storage, a versatile single bedroom with built in storage could also be utilised as a home office or study, and a tastefully decorated shower room completes the property.

Externally, the property benefits from private parking to the front for one vehicle, with additional on-street parking available nearby. The rear garden enjoys a good degree of privacy and has been designed for ease of maintenance, featuring a patio seating area ideal for outdoor dining and relaxing during the warmer months.

Warmth is provided via gas heating, and the property is fully double glazed throughout.



Key property features

- ✓ Immaculately presented
- ✓ Spacious lounge
- ✓ Ideal for first time buyers
- ✓ Off-street parking
- ✓ Popular residential area
- ✓ Close to local amenities
- ✓ Gas central heating









An aerial photograph of a residential neighborhood, showing rows of houses with red brick walls and grey roofs. The image is overlaid with a semi-transparent blue filter. The houses are arranged in a grid-like pattern, with some featuring gardens and driveways. The overall scene is a typical suburban housing estate.

Have a property to sell?

An expert from our local branch will provide you with the most accurate valuation.

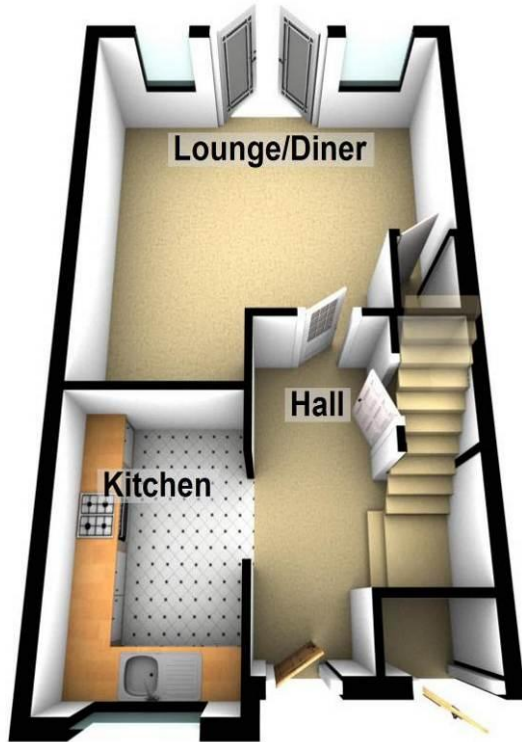


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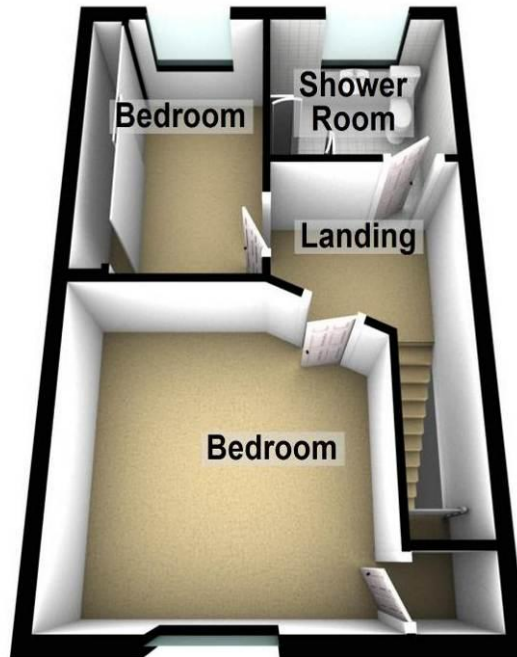
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Floorplans

Ground Floor



First Floor



Property Room Sizes

HALL

LOUNGE/DINER

15' 5" x 12' 1" (4.7m x 3.7m)

KITCHEN

8' 2" x 5' 6" (2.5m x 1.7m)

BEDROOM

10' 9" x 8' 10" (3.3m x 2.7m)

BEDROOM

8' 2" x 7' 2" (2.5m x 2.2m)

SHOWER ROOM

6' 10" x 5' 10" (2.1m x 1.8m)

PLEASE NOTE: These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract intending, purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property. All room sizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, furniture etc.



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TO ARRANGE A VIEWING OF THIS PROPERTY PLEASE TELEPHONE YOUR LOCAL BRANCH BELOW:

63 – 65 George Street, Perth 01738 44 43 42

41 - 43 Allan Street, Blairgowrie..... 01250 39 80 02

47a Atholl Road, Pitlochry..... 01796 54 80 14

1a James Square, Crieff.....01764 65 00 44

211 High Street, Auchterarder.....01764 66 36 66

Email sales@nexthomeonline.co.uk

For more information about Next Home and our services please visit www.nexthomeonline.co.uk

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