



130 Strathern Road, Broughty Ferry, DD5 1BQ

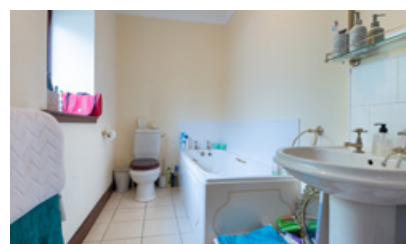
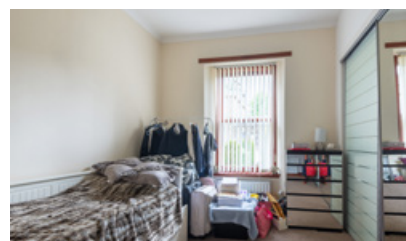
This very attractive stone built former coach house is located in sought after Strathern Road, close to central Broughty Ferry, excellent local schooling and an easy walk down Victoria Road to the River Tay.

The Property enjoys a fairly secluded position, set back from the road behind a high stone wall. There are remote controlled gates giving way to a paved driveway providing off street parking and an attractive, easily maintained landscaped garden at the front. The kitchen and lounge have been opened up affording a spacious and bright split level contemporary space with defined areas - a modern, well equipped kitchen and lounge with French doors leading out to the rear garden. Otherwise all other accommodation is all on one level. There are 2 double bedrooms, both with good storage and a bathroom. The rear garden features a fountain and is planted with mature shrubs and trees and provides an excellent degree of privacy. Patio areas adjacent to the house are great for outside entertaining.

Planning permission has been granted to extend out back and into the roof space to include 2 further bedrooms and 2 ensuite and this would make an ideal family home. EPC E.

- Detached Bungalow
- Former Coach House
- Sought after address
- Open Plan Lounge/Kitchen
- Modern Kitchen & appliances
- 2 Double Bedrooms
- Bathroom
- GCH & DG
- Private Driveway
- Remote Control Gates
- Patio
- Planning permission approved for 4 bed, 2 public, 3 bath, 1 utility, (Architects- Brunton Design)
- EPC Rating E



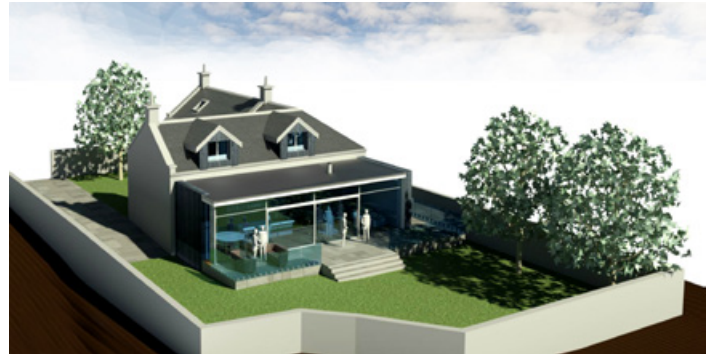


Room Dimensions

Lounge	17'9 x 14'4	(5.41m x 4.37m)
Kitchen	13'4 x 12'5	(4.06m x 3.78m)
Bedroom 1	14'4 x 9'10	(4.37m x 3.00m)
Bedroom 2	10'8 x 9'5	(3.25m x 2.87m)
Bathroom	12'3 x 5'2	(3.73m x 1.57m)



Illustrative only. Not to scale.



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Floor plans or maps reproduced within this schedule are not to scale, and are designed to be indicative only of the layout and location of the property advertised.

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