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Thorntons 
Let's get a move on!



2 Elm Rise

| Broughty Ferry | DD5 3UY

Offers Over £235,000

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Excellent opportunity to purchase a well presented end-terraced villa within a prestigious development and having a pleasant courtyard setting. This popular location is ideal for both Dundee and Broughty Ferry both offering a variety of retail, consumer and leisure facilities. Schooling is at nearby Murroes and Monifieth High School.

This well presented home comprises: lounge with "French" door, dining room, modern fitted kitchen, utility, cloakroom, sitting room/bedroom 4, family bathroom, three double bedrooms and en-suite shower room. The impressive list of attributes includes: double glazing, gas fired central heating, carpets, blinds, fitted wardrobes, integrated oven, hob, extractor and refrigerator. Externally the property has a large south facing, recently landscaped wrap round garden comprising: formal lawns, patios, low maintenance areas, off street parking and summer house. This immaculate home will appeal to a variety of buyers and early viewing is recommended.

- End Terraced Villa
- Garden
- Lounge & Dining Rms
- Sitting/Bedroom 4
- Kitchen & Utility
- Three Bedrooms
- En-Suite & Cloaks
- Bathroom;
- GCH, DG; EPC C
- Off Street Parking

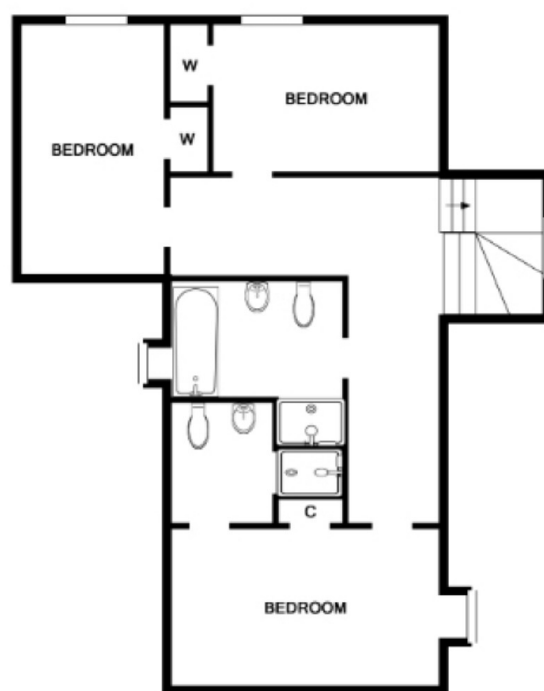




Lounge	16'0 x 13'2	4.88m x 4.01m
Dining	10'10 x 10'0	3.30m x 3.05m
Sitting Room/Bedroom 4	15'2 x 10'0	4.62m x 3.05m
Kitchen/Dining	15'2 x 10'10	4.62m x 3.30m
Utility	11'0 x 5'6	3.35m x 1.68m
Cloakroom	6'11 x 3'9	2.11m x 1.14m
Bathroom	8'2 x 6'7	2.49m x 2.01m
Bedroom 1	14'1 x 9'9	4.29m x 2.97m
En-Suite	7'6 x 4'4	2.29m x 1.32m
Bedroom 2	12'0 x 9'7	3.66m x 2.92m
Bedroom 3	13'0 x 7'5	3.96m x 2.26m



GROUND FLOOR



1ST FLOOR

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