



8 Carnbane Drive  
| Broughty Ferry | DD5 3TW

**Thorntons**   
*Let's get a move on!*



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Offers Over £200,000



Enjoying a quiet cul-de-sac position within the desirable Bett Homes, Balgillo Park development of Broughty Ferry, this three bedroom semi-detached villa is presented to the market in excellent condition and would make an ideal family home. The property enjoys swift and convenient access to excellent local schooling, shopping and public transport links.

The accommodation is bright and spacious with the ground floor comprising of, an entrance hallway with WC cloaks off, a sizeable lounge which leads through to a contemporary open plan dining kitchen with fitted appliances, a large useful storage cupboard and patio doors leading to a large timber decked area within the rear garden.



The first floor provides two generous double bedrooms both with built in wardrobes and a further good sized single bedroom. A modern family bathroom with three piece suite completes the accommodation. Additional Storage is provided by a store cupboard on the landing and a floored loft space. Specification is modern with efficient gas central heating system and full double glazing.

Externally the property is set within easily maintained gardens, laid mainly to lawn with the aforementioned timber deck at the rear. A long monoblock driveway offers access to a single detached garage which is fitted with power and light.





- Modern semi-detached Villa
- Exclusive Broughty Ferry Location
- Cul de Sac position
- Spacious lounge
- Dining kitchen
- Three Bedrooms
- GCH & DG, EPC D
- Driveway and Detached Garage



Lounge	15'6 x 12'3 4.72m x 3.73m
Dining Kitchen	15'7 x 10'1 4.75m x 3.07m
Bedroom 1	12'1 x 9'4 3.68m x 2.84m
Bedroom 2	9'2 x 8'11 2.79m x 2.72m
Bedroom 3	12'2 x 6'5 3.71m x 1.96m
Bathroom	6'7 x 6'4 2.01m x 1.93m
WC Cloaks	4'9 x 3'10 1.45m x 1.17m



Ground Floor

First Floor

Illustration For Identification Purposes Only. Not To Scale (ID499677 / Ref.68248)

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