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11 Striven Place

| Broughty Ferry | DD5 3JD



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Offers Over £245,000

Excellent opportunity to purchase this extended Bett's Elgin situated within a popular and sought after residential location. The area is ideally placed for: local schools, shops, beach, central Broughty Ferry and commuter bus routes connecting to all parts of the city.

This bright comfortable home offers well-proportioned accommodation spread over two levels with rooms comprising: large hallway, lounge, dining, extensive garden room with French door, fitted kitchen, W.C. contemporary bathroom, three double bedrooms and large floored and lined attic. The comprehensive list of attributes includes: double glazing, gas fired central heating with a recently installed boiler, electric shower, UPVC eaves cladding, modern wood panelled interior doors and gas range.

Externally there is a low maintenance front garden with gravel drive leading to a good-sized garage with power and light. There are two sheds to the side and a further easily maintained rear garden with decking area.

This is an ideal family home within a desirable school catchment area and early viewing is essential. EPC D



- Extended Detached Villa
- Popular Location
- Lounge; Dining Room
- Extensive Garden Room
- Fitted Kitchen

- Contemporary Bathroom; W.C.
- Three Bedrooms
- Large Floored Attic
- Garage; Driveway
- GCH; DG; Many Attributes





Lounge	16'7 x 13'0	5.05m x 3.96m
Dining Room	13'0 x 10'1	3.96m x 3.07m
Kitchen	10'1 x 10'0	3.07m x 3.05m
Garden Room	23'8 x 11'0	7.21m x 3.35m
W.C.	5'7 x 5'2	1.70m x 1.57m
Bathroom	10'0 x 6'7	3.05m x 2.01m
Bedroom 1	13'5 x 13'0	4.09m x 3.96m
Bedroom 2	13'5 x 13'0	4.09m x 3.96m
Bedroom 3	10'9 x 10'2	3.28m x 3.10m

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