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62 Kerrington Crescent
| Broughty Ferry | DD5 2TN



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Offers Over £220,000

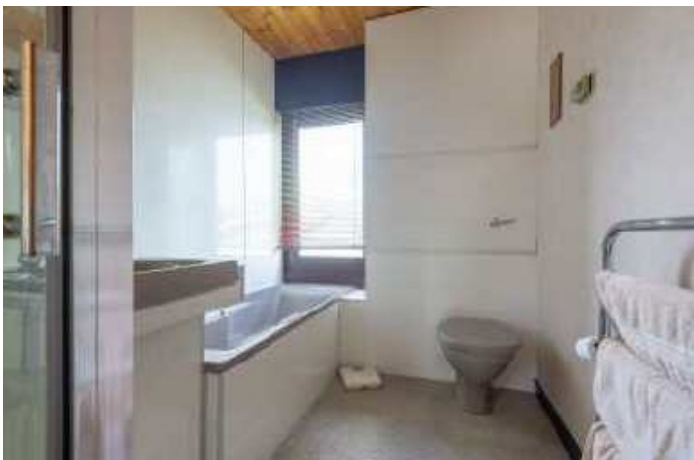
Excellent opportunity to purchase this architect designed semi-detached, modernist villa set in a quiet off street location. The property is located within the popular Barnhill area which is close to: local shops, primary & secondary schooling, beach, central Broughty Ferry and Monifieth. Nearby arterial and bus routes connect into central Dundee and beyond.

This delightful period home benefits from a private off street location with the adaptable accommodation comprising: upper lounge with stunning views, dining room having patio door, kitchen/breakfast, bathroom, W.C. and four bedrooms. Attributes include: double glazing, underfloor heating, carpets, blinds, integrated oven, excellent storage, microwave, hob, extractor and dishwasher. The property is accessed via a shared driveway and gardens which leads to a private parking area, pathways and front/back gardens, plus a detached garage. The south facing private front garden features: lawn, patio, mature trees and shrubs. The side and rear private gardens also feature mature trees, shrubs and formal lawn.



- Modernist Semi-Detached Villa
- Quiet Off Street Location
- Upper Lounge
- Dining Room
- Kitchen/Breakfast
- Bathroom; W.C.

- Four Bedrooms
- Underfloor Heating; D.G.,
- Many Attributes; River Views
- Private And Shared Garden
- Garage
- EPC - F





Upper Lounge	19'8 x 14'6	5.99m x 4.42m
Dining Room	14'0 x 9'3	4.27m x 2.82m
Kitchen/Breakfast	14'3 x 9'5	4.34m x 2.87m
W.C.	4'4 x 2'7	1.32m x 0.79m
Bathroom	8'7 x 6'1	2.62m x 1.85m
Bedroom 1	11'0 x 11'4	3.35m x 3.45m
Bedroom 2	9'10 x 7'10	3.00m x 2.39m
Bedroom 3	9'5 x 8'3	2.87m x 2.51m
Bedroom 4	11'0 x 6'0	3.35m x 1.83m

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