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Let's get a move on!



4 Gillies Place

| Broughty Ferry | DD5 3LE

Offers Over £245,000

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Excellent opportunity to purchase this extended three bedroomed detached villa which is located within central Broughty Ferry. The location is ideal for: shops, cafés, restaurants, supermarkets, beach, harbour, commuter bus routes, primary and secondary schooling.

This spacious home comprises: hallway, spacious lounge, fitted kitchen/dining, useful utility, W.C. contemporary bathroom and three bedrooms, two of which have free standing wardrobes, which are available by separate negotiation and a third with a fitted wardrobe. The impressive list of attributes includes: double glazing, gas fired central heating, blinds, Ramsay Ladder to large floored attic, mains shower, integrated double oven, hob and extractor hood. Externally vehicular needs are catered for by a large Monobloc driveway and a single garage. The enclosed south facing garden features a patio, decked area, formal lawn and mature well-stocked borders. This is an ideal family residence within a popular school catchment area and early viewing is to be highly recommended. Please note; The white goods are also available by separate negotiation.

- Detached Villa
- Popular Location
- Lounge
- Kitchen/Dining
- W.C. Bathroom
- Three Bedrooms
- GCH; DG; Many Extras, EPC D
- Garden; Garage





Lounge	15'9 x 12'0	4.80m x 3.66m
Kitchen/Dining	23'2 x 14'9	7.06m x 4.50m
Utility	8'0 x 6'3	2.44m x 1.91m
W.C.	5'6 x 4'0	1.68m x 1.22m
Bathroom	7'10 x 7'4	2.39m x 2.24m
Bedroom 1	14'1 x 11'3	4.29m x 3.43m
Bedroom 2	12'0 x 12'0	3.66m x 3.66m
Bedroom 3	11'0 x 7'0	3.35m x 2.13m



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