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7 Reres Gardens

Broughty Ferry || DD5 2XA

Offers Over £225,000

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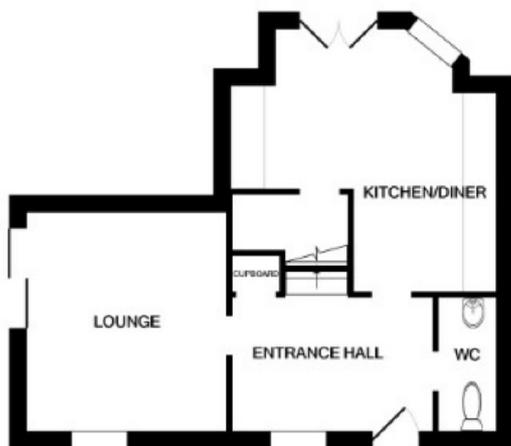
Located in a highly desirable Broughty Ferry address, this impressive mid-terraced villa occupies a substantial proportion of a converted Victorian mansion house. Positioned at the end of a quiet, exclusive cul-de-sac shared with a small number of neighbours the property offers swift and convenient access to local shopping, transport links and excellent local schooling. Internal accommodation is bright and spacious comprising reception hallway with WC cloaks off, lounge with french doors to the rear garden, a beautiful contemporary kitchen fitted with quality units that provides ample space for dining and also access to a second garden area. The first floor provides two very spacious double bedrooms, the master enjoying a modern en-suite shower room and family bathroom fitted with quality sanitary wares and shower over bath. The second floor provides additional storage and a further generous double bedroom. Specification is impressive with contemporary decor complimented by full double glazing and modern efficient gas central heating. Externally the gardens are private and laid for low maintenance. Private driveway parking for at least two vehicles is offered to the front and side of the property. EPC - D.

- Desirable Location
- Quiet Cul-de-sac Position
- Fully Modernised
- Bright Lounge
- Large Dining Kitchen
- Three Double Bedrooms
- Master En-suite
- Private Gardens
- Driveway Parking
- GCH, DG, EPC - D





Reception Hallway	11'4 x 7'9	3.45m x 2.36m
Lounge	15'9 x 12'3	4.80m x 3.73m
Dining Kitchen	17'9 x 14'5	5.41m x 4.39m
WC	7'1 x 2'6	2.16m x 0.76m
Bedroom 1	12'2 x 10'5	3.71m x 3.18m
En-Suite	8'3 x 4'6	2.51m x 1.37m
Bedroom 2	15'3 x 14'2	4.65m x 4.32m
Bedroom 3	13'3 x 10'8	4.04m x 3.25m
Bathroom	4'7 x 11'2	1.40m x 3.40m



GROUND FLOOR



1ST FLOOR



ATTIC FLOOR

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