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34 Rossie Avenue

Broughty Ferry | Dundee | DD5 3NQ



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Offers Over £250,000

Exceptional opportunity to purchase this well-presented and spacious detached villa which is located within a prime residential area. Rossie Avenue is ideally located for: local shop/post office, schools, central Broughty Ferry, commuter bus and main arterial routes connecting to all parts of the city.

This well-proportioned property comprises: hallway, lounge with contemporary log burner, dining room, fitted kitchen, shower room, bathroom and three double bedrooms. The impressive list of attributes includes: double glazing, gas fired central heating, "Amtico" flooring, fitted bedroom furniture, gas range and fridge freezer in the kitchen. Additional items for sale by separate negotiation.

Externally vehicular needs are amply catered for by twin drives, one which is laid in "Monobloc" and leads to the useful detached garage. The front garden is predominantly low maintenance whilst the sunny rear garden comprises: patios, decking, gazebo, summerhouse, shed and hot tub.

This delightful and practical family home offers adaptable accommodation over two levels and viewing is to be highly recommended.



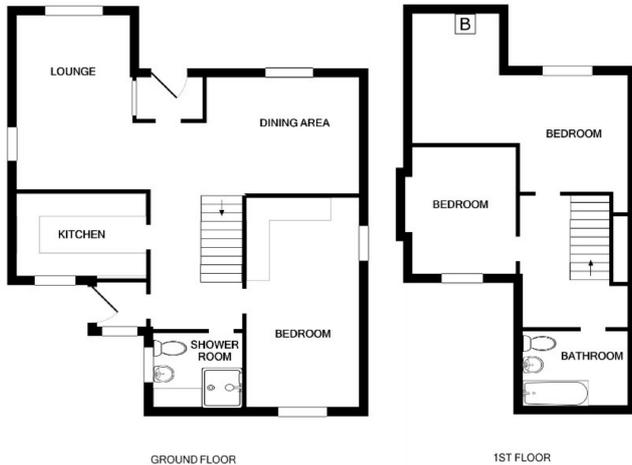
- Detached Villa
- Desirable Location
- Lounge; Dining
- Kitchen
- Shower Room & Bathroom

- Three Double Bedrooms
- Twin Drives; Garage
- Sunny Landscaped Gardens
- DG; GCH; Many Extras
- EPC D





Lounge	18'4 x 10'0	5.59m x 3.05m
Dining	11'2 x 9'2	3.40m x 2.79m
Kitchen	11'3 x 7'8	3.43m x 2.34m
Shower Room	7'6 x 6'2	2.29m x 1.88m
Bathroom	7'5 x 7'1	2.26m x 2.16m
Bedroom 1 (Lower)	21'0 x 10'5	6.40m x 3.18m
Bedroom 2	15'1 x 10'6	4.60m x 3.20m
Bedroom 3	13'9 x 7'6	4.19m x 2.29m



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