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31 Navarre Street

Broughty Ferry | Dundee | DD5 2TW



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Offers Over £235,000

Offered for sale is this traditional Semi-Detached Bungalow situated in the pleasant, highly sought-after residential area of Barnhill. Convenient for local amenities and lying between the popular seaside suburbs of Broughty Ferry and Monifieth which both offer a wide variety of social, leisure, retail services, beaches, train stations and excellent commuter routes into Dundee and beyond.

The property has been extensively renovated with the well-presented accommodation comprising: vestibule, hallway, lounge with bay, large kitchen/dining, contemporary fully tiled bathroom with mains shower over bath and three good-sized bedrooms. The comprehensive list of attributes includes: double glazing, gas fired central heating, period fireplaces, log burner in lounge, wood flooring, carpets, light fittings, integrated oven, hob and extractor hood. Additionally the large attic formerly had permission for two further bedrooms and shower room facilities. Externally there is an open-plan front garden and enclosed south facing garden which features: lawn, mature borders and patio area. This area gives access to the recently constructed shared double garage. Offering well-proportioned period accommodation early viewing is essential to avoid disappointment.



- Semi-Detached Bungalow
- Prime Location
- Vestibule; hallway
- Lounge With Bay
- Modern Fitted Kitchen/Dining

- Contemporary Bathroom
- Three Double Bedrooms
- Gardens; Garage
- DG; GCH; Many Attributes, EPC D
- Development Potential





Lounge	14'4 x 12'0	4.37m x 3.66m
Kitchen/Dining	12'3 x 12'0	3.73m x 3.66m
Bathroom	6'9 x 6'4	2.06m x 1.93m
Bedroom 1	12'4 x 12'0	3.76m x 3.66m
Bedroom 2	12'0 x 10'9	3.66m x 3.28m
Bedroom 3	12'0 x 9'0	3.66m x 2.74m

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