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**68 Balgillo Road**

BROUGHTY FERRY, DUNDEE, DD5 3LX

# BROUGHTY FERRY, DUNDEE

Broughty Ferry sits on the eastern side of the City of Dundee, on the shore of the Firth of Tay with an esplanade at the seafront. There is an abundance of shopping for everyday requirements on hand with a good selection of superstores and supermarkets as well as a wide variety of bars, restaurants, coffee shops and boutiques. The property also falls within the catchment area of Forthill Primary and is within easy walking distance. The secondary school is Grove Academy.

For the sporting enthusiast, Dawson Park boasts a number of fields and facilities. The park has five football pitches, a rugby union pitch, an American football pitch, several athletics facilities and there are several golf courses for the golfing enthusiasts. Broughty Ferry is also home to two Bowling Clubs: Broughty BC and Broughty Castle and there are two tennis clubs. There are many attractive trails and coastal walks in and around the area.



# 68 BALGILLO ROAD

Location! Location! location! This contemporary built home certainly offers a great location within the Broughty Ferry area. The house has been meticulously maintained by the present owner and offers generous accommodation over two floors.

Sitting on a good size plot with single garage and monobloc driveway with neat gardens to the front and rear, the house welcomes your arrival into the vestibule and accommodation on the ground floor includes a spacious lounge offering a garden aspect.

The dining kitchen is fitted with floor and wall units with integrated appliances including the oven, hob, dishwasher, fridge and microwave. There is a guest cloakroom and the garage has had a partition wall installed to create a utility room and a store. This means the garage cannot park a car but this can easily be returned to the original state if required.

The upper floor offers four bedrooms with the master being en-suite, and the family bathroom.

To the rear of the house are neat gardens, stylishly landscaped with gravel paths leading to the welcome addition of a log cabin that is currently utilised as a home office.





# SPECIFICATIONS

Approximate Dimensions (Taken from the widest point)

## Ground Floor

Lounge	5.60m (18'4") x 3.50m (11'6")
Kitchen	5.80m (19') x 3.00m (9'10")
WC	2.20m (7'3") x 1.50m (4'11")
Utility	3.00m (9'10") x 2.90m (9'6")
Cabin	4.90m (16'1") x 2.90m (9'6")

## First Floor

Bedroom 1	3.40m (11'2") x 2.90m (9'6")
Balcony	2.90m (9'6") x 2.00m (6'7")
Bedroom 2	4.71m (15'5") x 2.80m (9'2")
En-suite	2.60m (8'7") x 1.50m (4'11")
Bedroom 3	3.50m (11'6") x 3.00m (9'10")
Bedroom 4	2.90m (9'6") x 2.20m (7'3")
Bathroom	2.20m (7'3") x 1.90m (6'3")

Gross internal floor area (m<sup>2</sup>): 116m<sup>2</sup> | EPC Rating: C

Extras (Included in the sale): Integrated fridge, dishwasher, oven, microwave and hob. Curtain poles, where fitted, and blinds where fitted. Light fittings in the lounge.

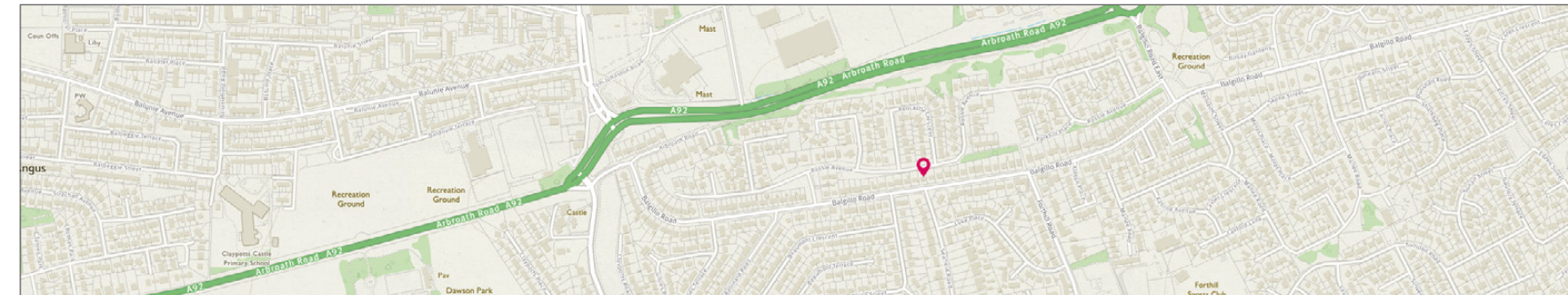
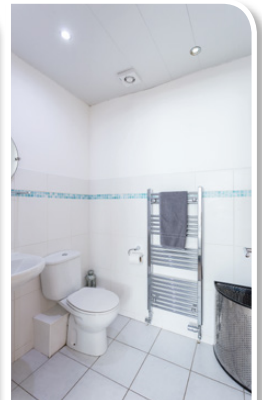


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