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26 Anton Drive

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BROUGHTY FERRY

Broughty Ferry sits on the eastern side of the City of Dundee, on the shore of the Firth of Tay. There is an abundance of shopping for everyday requirements on hand with a good selection of superstores and supermarkets. There are four primary schools located in Broughty Ferry, these are Barnhill Primary School, Forthill Primary School, Eastern Primary School and Murroes Primary School in Kellas. The secondary schools are Monifieth High School and 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 and several athletics facilities. 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 walk in and around the area.

“ ... ANTON DRIVE CERTAINLY OFFERS A GREAT LOCATION WITHIN THE BROUGHTY FERRY AREA ... ”

26 ANTON DRIVE

This lovely home on Anton Drive certainly offers a great location within the Broughty Ferry area. The house is not in a chain and offers generous accommodation over two floors.

This mid-terraced home offers neat gardens to the front and rear. The house welcomes your arrival into the vestibule and onward to the hall. The lounge is spacious and offers a dual aspect over front and back gardens. The room is carpeted and benefits from the addition of internal "New England" style shutters/blinds. Elegant proportions assure there is ample room for a dining table and chairs. The décor is modern contemporary. The kitchen is fitted with a range of floor and wall units and sufficient food preparation area for family living. The hall offers good storage solutions. A carpeted hall and stairs rise to the upper floor where we find three bedrooms and the family shower room.

To the rear of the house is a neat garden mostly laid to gravel chips creating a secure garden with clearly defined boundaries. A decked bridge has been formed to provide easy access to the terrace. Viewing is essential.



"... THE LOUNGE IS SPACIOUS AND OFFERS A DUAL ASPECT OVER FRONT AND BACK GARDENS ..."



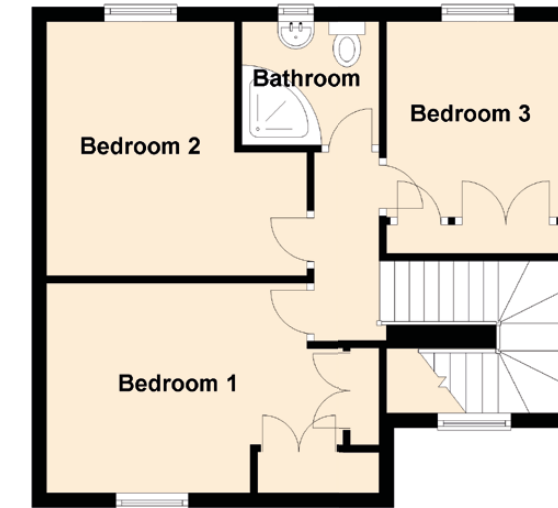
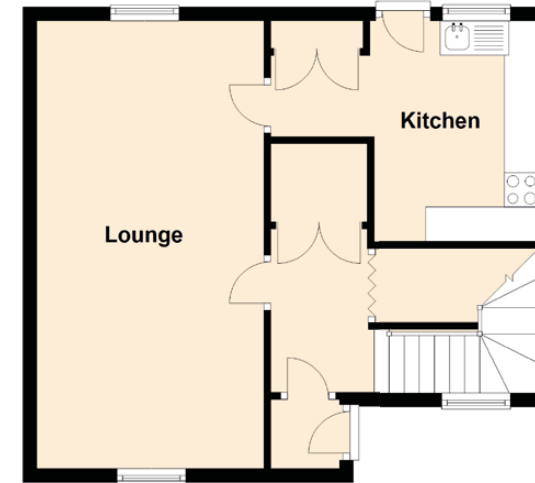
"... THE KITCHEN IS FITTED WITH A RANGE OF FLOOR AND WALL UNITS ..."





PROPERTY SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge	6.50m (21'4") x 3.30m (10'10")
Kitchen	3.90m (12'10") x 3.20m (10'6")
Bedroom 1	4.60m (15'1") x 2.90m (9'6")
Bedroom 2	3.50m (11'6") x 2.60m (8'6")
Bedroom 3	2.70m (8'10") x 2.40m (7'10")
Bathroom	1.90m (6'3") x 1.70m (5'7")

Gross internal floor area (m²): 88

EPC Rating: D

“ ... OFFERS GENEROUS ACCOMMODATION OVER TWO FLOORS ... ”

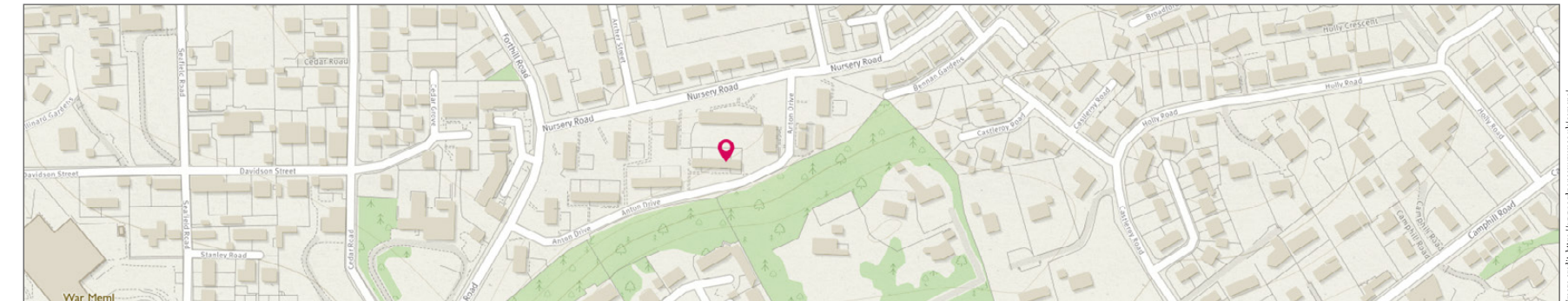


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Part
Exchange
Available



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