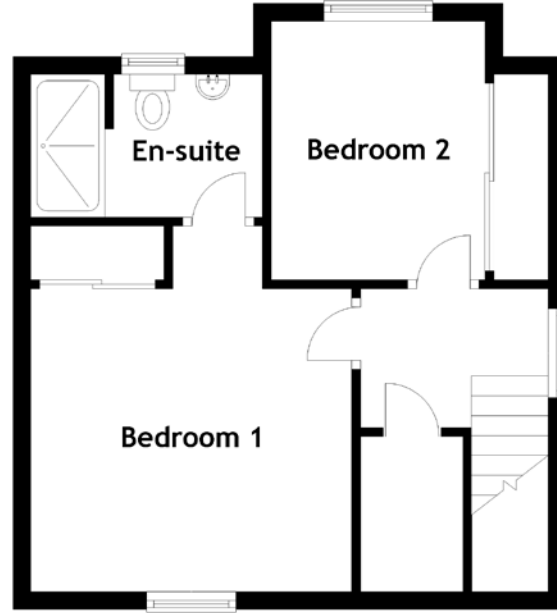
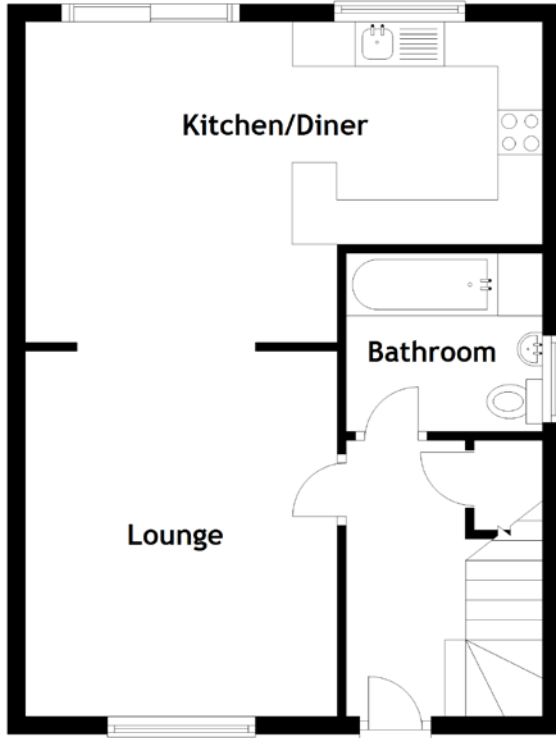


17 Elie Avenue

BROUGHTY FERRY, DD5 3SF



Approximate Dimensions
(Taken from the widest point)

Lounge	4.10m (13'5") x 3.50m (11'6")
Kitchen/Diner	5.80m (19') x 3.60m (11'10")
Bathroom	2.20m (7'3") x 2.00m (6'7")
Bedroom 1	4.10m (13'6") x 3.60m (11'10")
En-suite	2.60m (8'6") x 1.60m (5'3")
Bedroom 2	2.90m (9'6") x 2.40m (7'10")

Gross internal floor area (m²): 79m²

EPC Rating: D