

21 Clinton Terrace, Broughty Ferry, Dundee, DD5 1JZ
CLOSING DATE 12 NOON 18TH FEBRUARY 2022



Offers Over £275,000

This extended detached bungalow forms part of a private residential development located on the north-west periphery of Broughty Ferry, where a wide range of facilities can be found nearby. This three-bedroomed property, whilst in need of a degree of upgrading, has the ability to make a good family home in a sought-after location. The property sits on a corner plot with enclosed gardens to front, side and rear.

Accommodation comprises:- Living Room, Sitting Room, Dining Area, Kitchen, 3 Bedrooms, En-Suite, Bathroom.

Outside:- Externally there is a wrap-around garden as a corner plot, laid with lawn and borders. The rear is enclosed with a patio area, lawn with rotary dryer and borders. There is a shed. Single Garage to the rear with driveway for vehicles at the front.

Gas Central Heating, Double Glazing, Energy Performance Rating:- C



71 CASTLE STREET
FORFAR, ANGUS DD8 3AG
Tel. (01307) 463593
Fax (01307) 468507
forfar@machardy.co.uk

Website: www.machardy.co.uk

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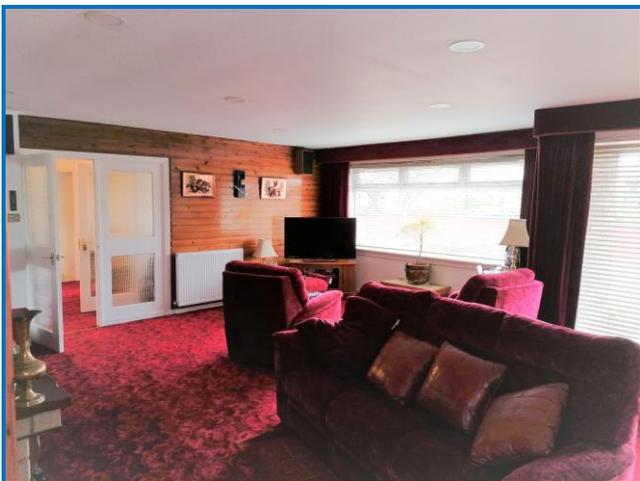
ENTRANCE VESTIBULE (.83m x 1.34m)

Entry gained via UPVC front door into entrance vestibule, glazed door through to main large hallway with all rooms off, storage cupboard housing boiler, access to attic, carpet flooring and radiator.



LIVING ROOM (6.84m x 5.44m)

Spacious bright living room with 3 large windows to the front. Feature fireplace with electric fire, access via double doors to open plan dining/kitchen and sitting room. Carpet flooring, 2 x radiators.



DINING ROOM/KITCHEN/SITTING ROOM (All Open Plan see floor plan)

Large open plan area set out with a dining area with patio doors out to the back garden, carpet flooring and radiator. The small sitting room area is off the dining area this has a window to the rear, door to rear hall. The Kitchen is separated from the Dining area by a breakfast bar, the fitted kitchen has wall and base units, integrated extractor hood, window to rear, door to rear hall and back door to garden.



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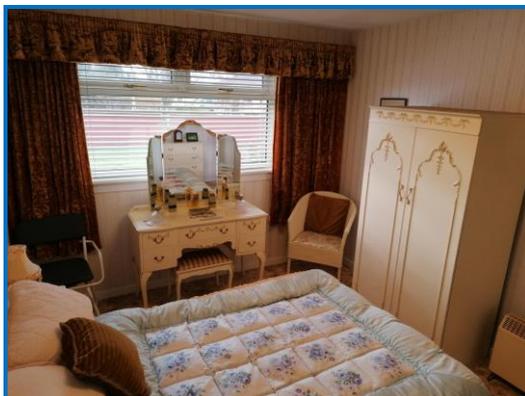
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BATHROOM (1.43m x 2.91m at widest)
Bathroom with Bath, WC and sink, separate shower cubicle. Titled flooring and window to the rear, radiator.



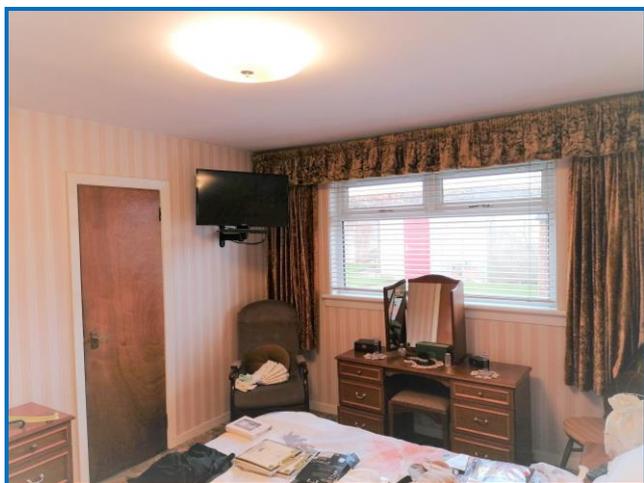
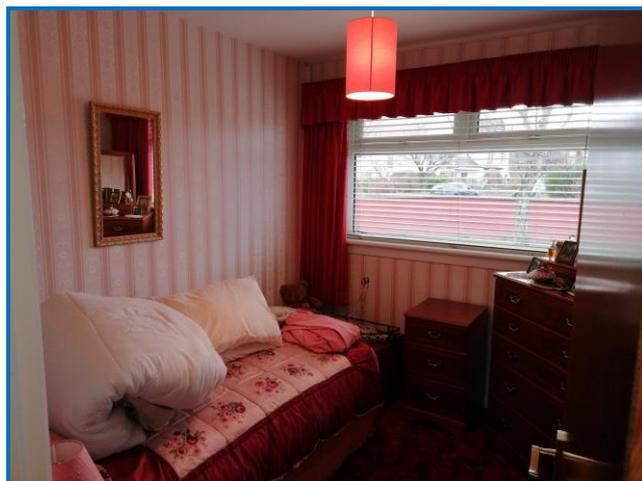
BEDROOM TWO (3.85m x 4.12m)
Double room with large window to the front, built-in-wardrobes. Carpet flooring and radiator.



MASTER BEDROOM (3.98m x 4.14m at longest)
Double bedroom located to the rear, window looking out to rear garden. Built-in-wardrobe, carpeted flooring and radiator.

EN-SUITE (1.77m x 1.09m)
Off Bedroom with W/C and sink, window to rear, vinyl flooring.

BEDROOM THREE (2.86m x 2.53m)
Single room with storage cupboard. Window to the front, radiator and carpet flooring.



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OUTSIDE

The property sits on a corner plot and has a wrap round garden to the front and side, laid with lawn and borders. The rear is enclosed with a patio area, lawn with rotary dryer and borders, a shed and a single car garage.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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VIEWING: By appointment with the subscribers,
MacHardy, Alexander &
Whyte, 01307 463593

ENTRY: By negotiation

Whilst these particulars are believed to be correct
they are not warranted and do not form part of any Contract.
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