

Simple Approach



Estate Agents



16 Bennan Gardens, Dundee

Angus DD5 3EJ

Offers over £169,995

*****CLOSING DATE SET - FRIDAY 30APRIL 10AM*****

Simple Approach are delighted to welcome to the market this well presented spacious semi detached villa set in the popular area of Broughty Ferry, Dundee, Angus, the property is set on Bennan Gardens, Brought Ferry and in a popular sought after residential area. Broughty Ferry is a suburb of Dundee, and is situated four miles east of the city center on the north bank of the Firth of Tay and offers a host of local amenities. Dundee is Scotland's fourth largest city and offers a further array of amenities not least two reputable Universities, ample choice of primary and secondary schooling, bus, road, rail and air links making the rest of Scotland and beyond accessible. the property offers spacious accommodation comprising of, entrance hall, bright elegant lounge fitted kitchen / dining room, three bedrooms and bathroom. The property further benefits from double glazing and gas central heating as well as a drive, garden to the front and rear. Viewing of this property is essential to fully appreciate the presentation and location of the property on offer. Viewing is by appointment with Simple Approach Dundee Just call 01382 646133.

Lounge

12'7" x 13'8" (3.85 x 4.18)

Dining / Kitchen

9'8" x 16'10" (2.95 x 5.15)

Bedroom

9'6" x 10'5" (2.92 x 3.19)

Bedroom

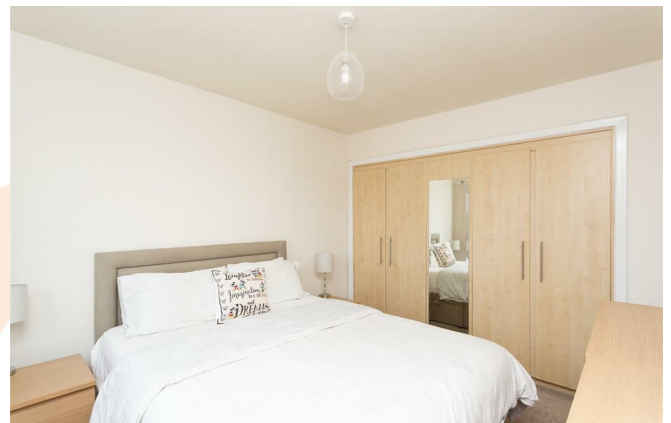
11'0" x 9'9" (3.37 x 2.99)

Bedroom

6'10" x 7'6" (2.10 x 2.30)

Bathroom

6'7" x 5'8" (2.01 x 1.73)






- Semi Detached house
- Dining / Kitchen
- Viewing Essential

- Three Bedrooms
- Bathroom

- Elegant Lounge
- Sought After Location





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D	48	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland		EU Directive 2002/91/EC 
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		82
(69-80) C	64	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
Scotland		EU Directive 2002/91/EC 