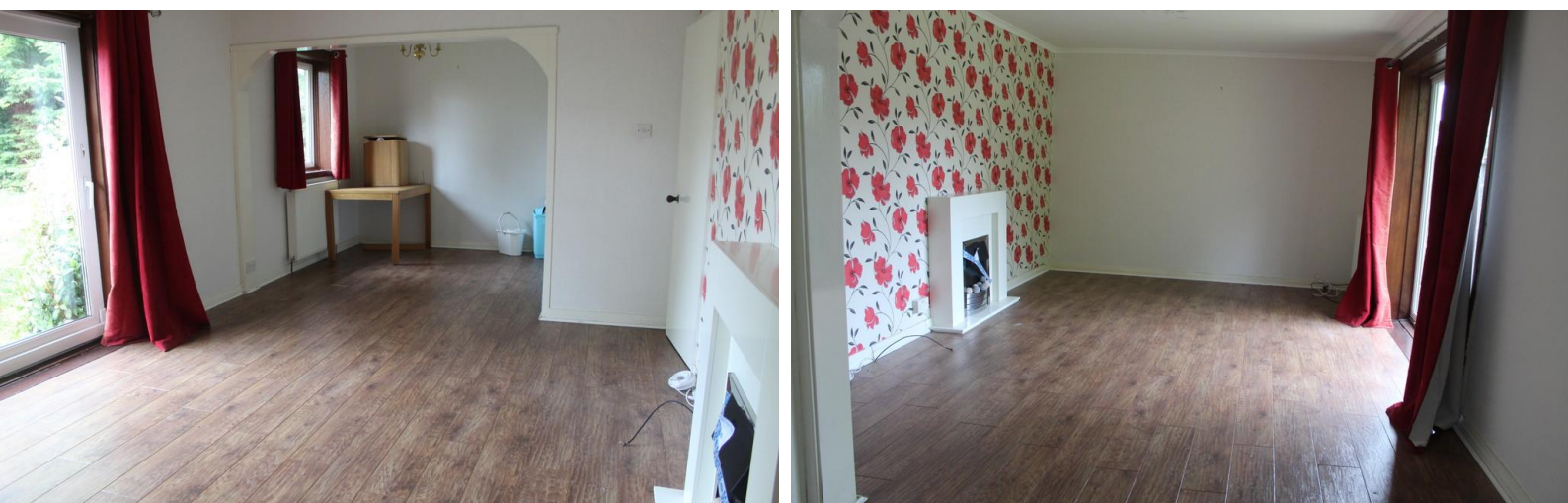


FOR SALE



16 Ralston Place, Broughty Ferry DD5 1NP

3 Bedrooms, 1 Bathroom, Semi-Detached House

Offers Over £180,000


MARTIN&CO



Ralston Place, Broughty Ferry

Offers Over £180,000

- Semi detached villa
- Cul de sac location
- Large corner site
- Development potential
- Sought after location
- Vestibule and Hall
- Lounge/Dining Room, Kitchen
- 3 Bedrooms and Bathroom

An excellent opportunity. This semi-detached family home requires full refurbishment throughout but has superb potential to create a lovely home, offering well proportioned accommodation over two levels. The property is set on a large corner site and therefore may provide development potential, subject to planning conditions.

Comprising vestibule and hall, large lounge/dining room, kitchen and bathroom on the lower floor and two further bedrooms on the upper floor. Generous garden grounds are mature and incorporate a driveway and garage facility.

The subjects are set in a very quiet cul-de-sac location in a highly sought after area of Broughty Ferry, within easy access of all amenities including schools, shopping and public transport services and the area is only a short drive from the beach frontage and also the town centre with all its attractions.

GCH, part DG, driveway and garage.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		55	84
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(56-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		50	83
EU Directive 2002/91/EC			



VESTIBULE AND HALL Through UPVC front door into vestibule and then hall, leading to all lower level accommodation.

LOUNGE/DINING ROOM A lovely bright and spacious room set to the rear and overlooking gardens, with patio doors giving access. Wood style flooring.

KITCHEN Requires upgrade but is presently fitted with a range of fitted base and wall units and with store cupboard. External door leads to gardens.

BEDROOM 1 To the front of the property and overlooking gardens. Built in wardrobe facility.

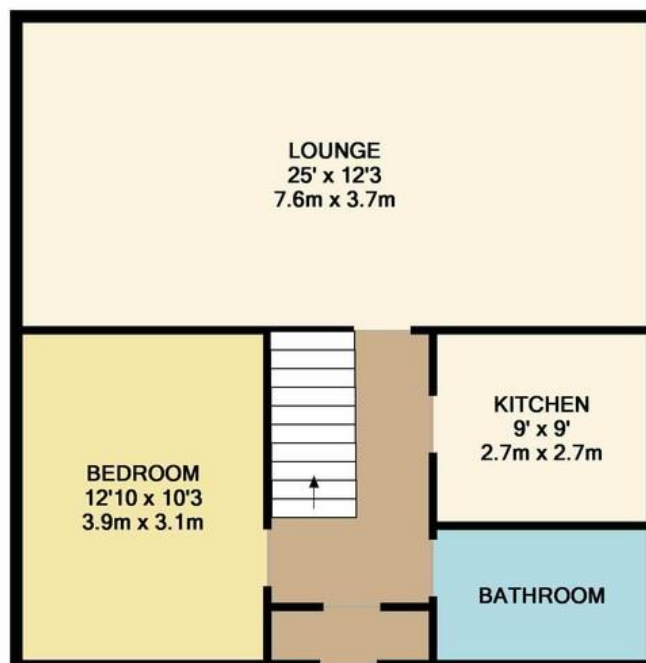
BATHROOM Having three piece white suite, feature tiling and wet wall.

BEDROOM 2 Very well proportioned and with double aspect windows.

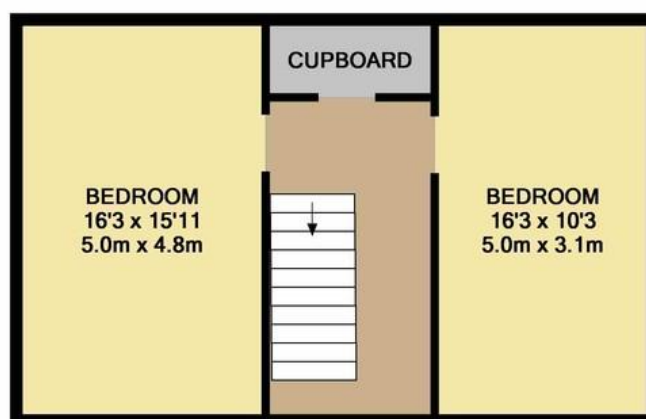
BEDROOM 3 Another excellent room set to the front of the property.

EXTERNALLY Driveway leads to single garage. Large corner site with excellent potential and mature gardens.





GROUND FLOOR



UPPER FLOOR

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
 Made with Metropix ©2019

Martin & Co Dundee

10 Whitehall Crescent • Dundee • DD1 4AU
 T: 01382 313580 • E: dundee@martinco.com

01382 313580
<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision