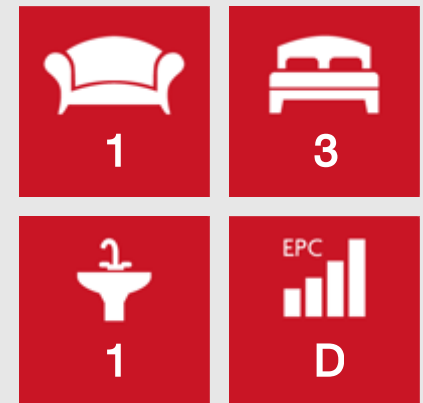




**Thorntons**  
The right way to move

6 Inchkeith Avenue, Broughty  
Ferry, Dundee, Angus DD5 2LS







## Summary

Well-presented semi-detached villa located within the popular area of Broughty Ferry, which comprises; spacious lounge, kitchen/dining, three bedrooms and bathroom. Attributes include gas central heating, double glazing, floor coverings, oven, hob, extractor fan and ample storage throughout. Externally the property benefits from private front and rear garden area which is ideal for outdoor entertaining and a spacious driveway. This property will appeal to a number of buyers and early viewing is recommended.

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## Features

- Semi- Detached Villa
- Popular Location
- Lounge
- Kitchen
- 3 Bedrooms
- Bathroom
- GCH; DG; EPC - D
- Private Gardens

## Room Measurements

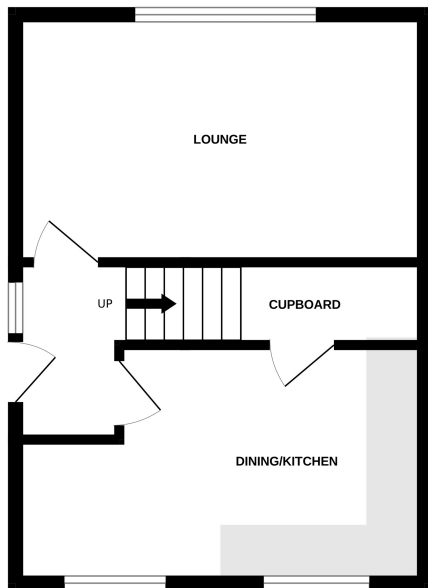
Lounge 10'4" x 14'5" (3.15m x 4.39m)  
Kitchen 10'8" x 14'9" (3.25m x 4.50m)  
Bedroom 1: 8'6" x 10'5" (2.59m x 3.17m)  
Bedroom 2: 8'0" x 8'7" (2.44m x 2.62m)  
Bedroom 3: 5'8" x 7'6" (1.73m x 2.29m)  
Bathroom: 5' 6" x 6' 2" (1.68m x 1.88m)



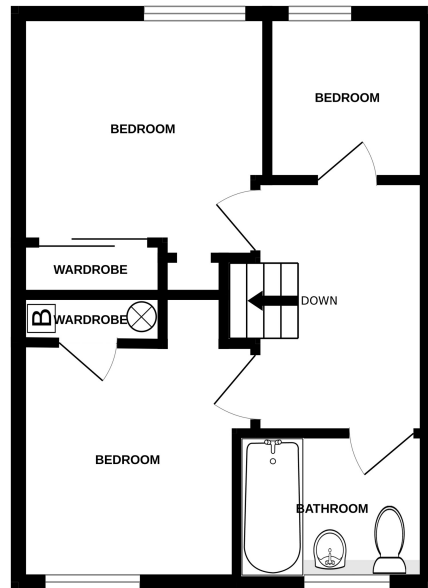


# Floorplan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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