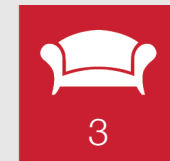




24 Campfield
Road,

Broughty Ferry, Dundee,
DD5 2NG





Summary

Located on a no-through road, this exclusive detached house has a convenient setting in the heart of the coastal suburb of Broughty Ferry. It is close to excellent amenities, schools, and transport links; plus, it is within walking distance of the stunning local beach. The home further boasts attractive décor and generous accommodation, including three reception areas, three double bedrooms, and two washrooms. In addition, it has secure private parking and an expansive rear garden with a sweeping lawn that captures an abundance of daily sun.

Extras: all fitted floor and window coverings, light fittings, an electric cooker, a fridge, a freezer, and a washing machine to be included in the sale.

Features

- A rarely available detached house
- Set in sought-after Broughty Ferry
- Lightly decorated interiors throughout
- Naturally-lit hall with storage and a WC
- Living room with living flame gas fire
- Good-size, adjacent dining room
- Fitted kitchen that is well appointed
- Versatile, multi-aspect conservatory
- Bright landing with an airing cupboard
- Three double bedrooms with storage
- Bathroom with accessible bath and shower
- Well-maintained, mature front garden
- Large, fully-enclosed rear garden
- Private driveway and a single garage
- Gas central heating and double glazing



“A large three-bedroom detached house offering a sought-after coastal lifestyle in the picturesque suburb of Broughty Ferry”









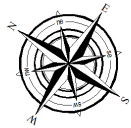
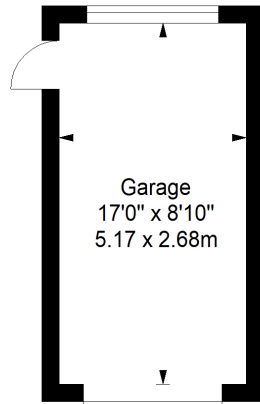
“Three reception rooms and two washrooms, as well as ample private parking and a family-friendly rear garden with a generous lawn”



Floorplan

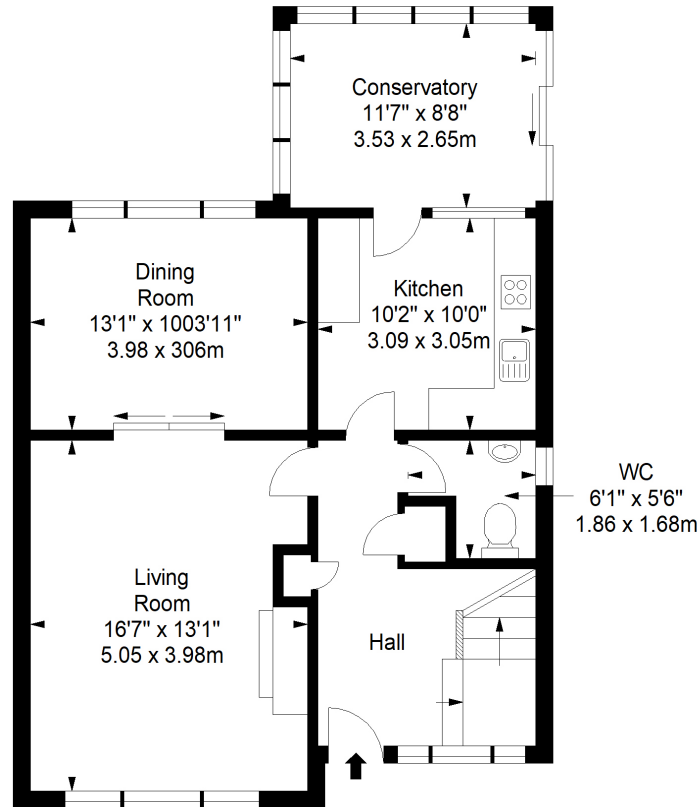
Garage

Approx. 13.8 sq. metres (148.5 sq. feet)



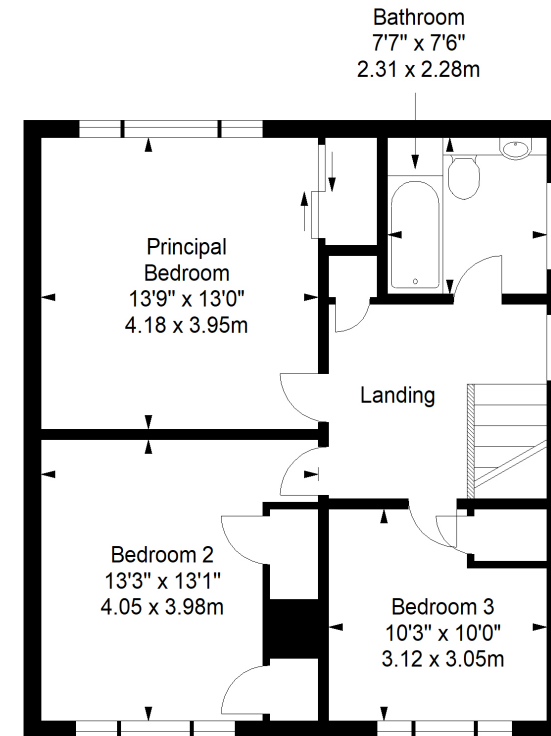
Ground Floor

Approx. 68.0 sq. metres (732.0 sq. feet)



First Floor

Approx. 61.3 sq. metres (659.8 sq. feet)



Total area: approx. 143.1 sq. metres (1540.3 sq. feet)



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