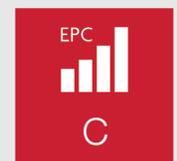




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27 Ballinard Gardens,

Broughty Ferry, Dundee,
DD5 1BZ





Summary

This spacious 5-bed home with a self-contained annexe is set within a quiet cul-de-sac in Broughty Ferry, close to local amenities, schools, and outdoor space. The main house comprises a generous dual-aspect living room with a fireplace, a modern open-plan kitchen and dining room with a utility room, four bedrooms, including a principal bedroom with an en-suite, a fifth bedroom/family room with a south-facing balcony, and a bathroom, plus excellent storage. The annexe offers a living/dining room with French doors, a bright bedroom, and a wet room. The property also features a private lawn garden and paved driveway, and lies within easy reach of Dundee centre and transport links. Extras: All fitted floor coverings, light fittings, and integrated appliances are included.

Features

- Detached house in Broughty Ferry
- Vestibule and hall with storage and a WC
- Large living room with a fireplace
- Modern kitchen/dining room with utility room
- Principal bedroom with built-in wardrobes en-suite
- Three more wardrobed bedrooms
- Flexible fifth bedroom/family room with a balcony
- Four-piece family bathroom
- Sunny annexe living/dining room
- Sun-filled annexe bedroom
- Wetroom
- Private lawn garden
- Private paved driveway
- Gas central heating and double glazing



"A detached home with a main-door annexe boasting an adaptable layout that could accommodate multi-generational living or a letting opportunity."



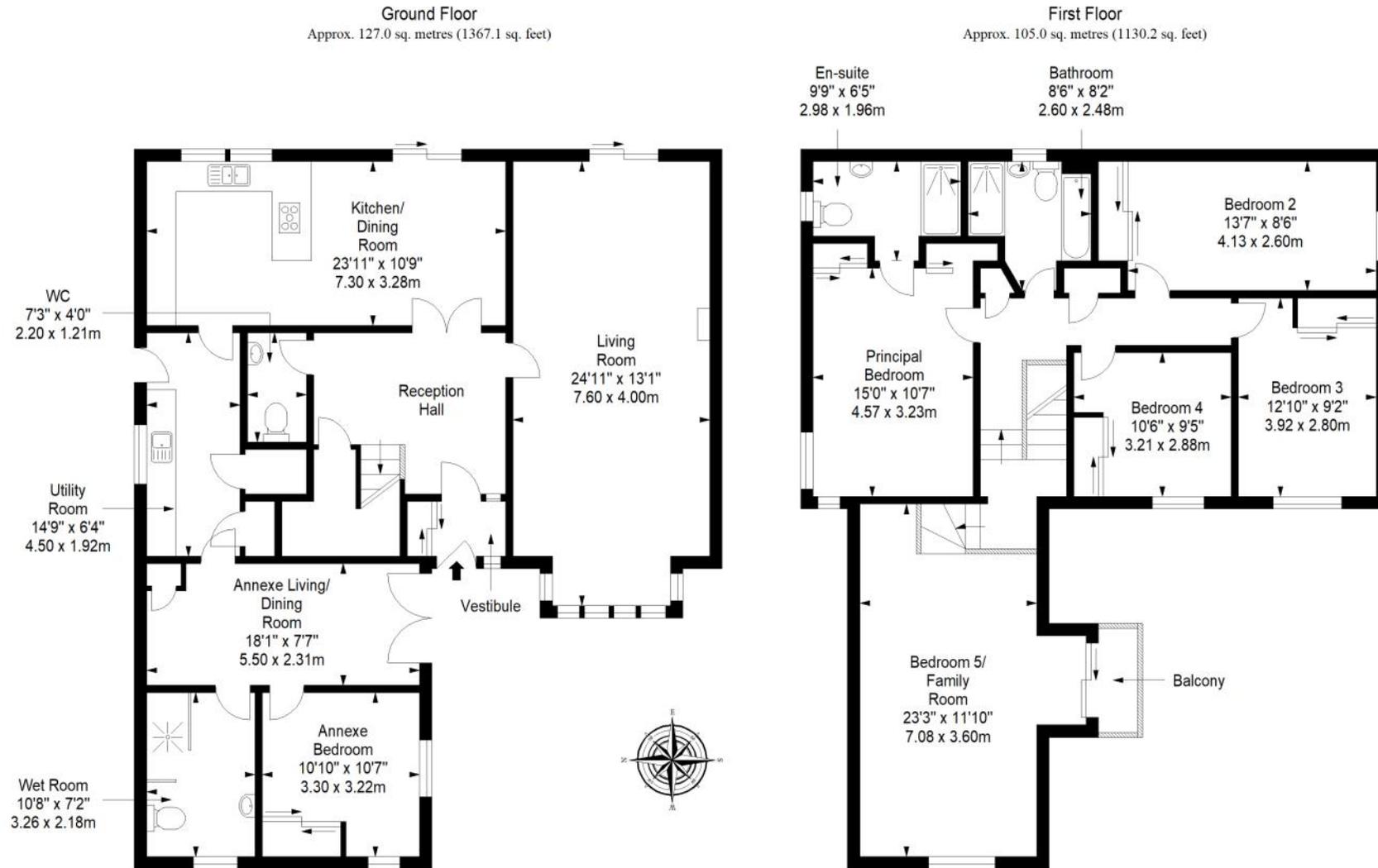




“27 Ballinard Gardens features an enclosed family-friendly garden with a lawn and outdoor seating space, plus private driveway parking for up to three cars.”



Floorplan



Total area: approx. 232.0 sq. metres (2497.3 sq. feet)



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