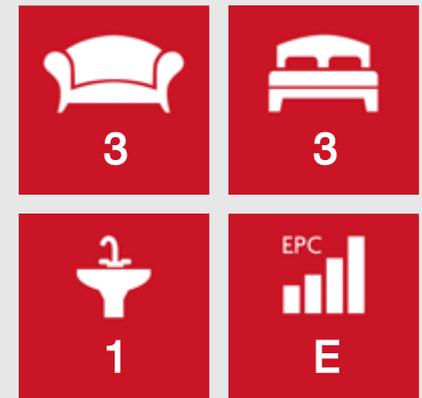




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The right way to move

3 Affleck Gardens, Broughty  
Ferry, Dundee, Angus DD5  
3QQ





### Summary

Affleck Gardens enjoys a peaceful setting within the highly sought-after village of Monikie, offering an excellent blend of semi-rural living with convenient access to Dundee and Broughty Ferry. The property comprises a spacious and bright lounge leading through to a dining room, kitchen, WC, three bedrooms, with the principal bedroom benefiting from access to a further reception room and a bathroom. Externally, the property benefits from a generous driveway providing off-street parking and leading to a garage. The enclosed garden grounds provide an excellent space for outdoor entertaining.

### Features

- Detached Bungalow
- Popular Location
- Lounge
- Dining Room
- Kitchen
- 3 Bedrooms
- WC
- Bathroom
- Second Reception room leading to garden
- Electric Central Heating & Double Glazing;
- Garage & Driveway
- Private Gardens

### Room Measurements

Lounge (19'1" x 11'2") 5.81m x 3.40m  
Dining room (13'5" x 11'2") 4.09m x 3.41m  
Family room (18'8" x 13'1") 5.70m x 3.99m  
Kitchen (13'5" x 11'7") 4.09m x 3.54m  
Bedroom (12'6" x 10'10") 3.80m x 3.05m  
Bedroom (11'10" x 11'2") 3.60m x 3.40m  
Bedroom (11'2" x 7'8") 3.40m x 2.34m  
Bathroom (10'0" x 6'3") 3.05m x 1.90m  
WC (10'0" x 4'9") 3.05m x 1.44m



The detached bungalow offers well-proportioned and flexible accommodation throughout





KEEP PARTNER

MOTIVE

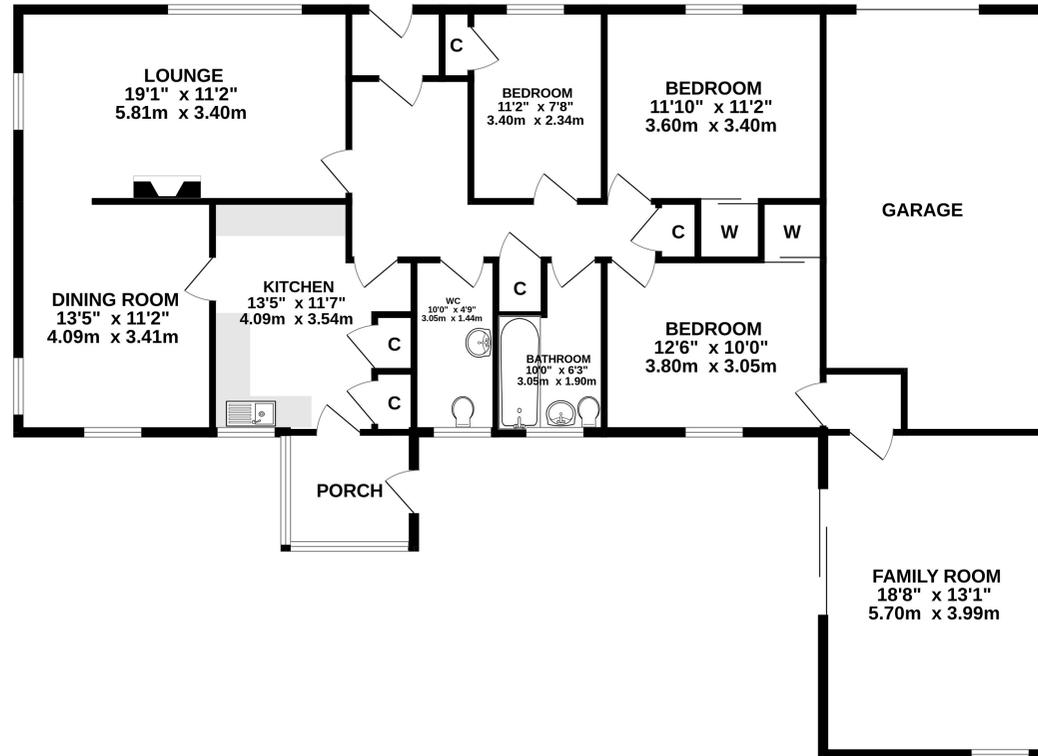


Surrounded by open countryside and in close proximity to Monikie Country Park, the location is ideal for a range of outdoor pursuits



# Floorplan

## GROUND 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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