




McEwan Fraser Legal

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35 Forthill Road

BROUGHTY FERRY, DUNDEE, ANGUS, DD5 3DP

BROUGHTY FERRY

DUNDEE, ANGUS, DD5 3DP

Broughty Ferry sits on the eastern side of the City of Dundee, on the shore of the Firth of Tay.

There is an abundance of shopping for every-day requirements on hand with a good selection of superstores and supermarkets. There are four primary schools located in Broughty Ferry. Including Barnhill Primary School, Forthill Primary School, Eastern Primary School and Murroes Primary School in Kellas. The secondary schools are Monifieth High School and Grove Academy.

For the sporting enthusiast, Dawson Park boasts a number of fields and facilities. The park has five football pitches, a rugby union pitch, an American football pitch and several athletics facilities. Broughty Ferry is also home to two Bowling Clubs: Broughty BC and Broughty Castle and there are two tennis clubs.

There are also many attractive trails and coastal walks in and around the area.



35 FORTHILL ROAD

BROUGHTY FERRY, DUNDEE, ANGUS, DD5 3DP

Number 35 Forthill Road certainly offers a great location within the Broughty Ferry area and sits opposite Forthill School. This home is still in the hands of the same family it was built for in the 1940s. It has been much loved, seen boys grow up and come back to visit Parents and Grandparents. It held happy, family memories but sadly it has fallen to disrepair. The cedar shingle roof needs to be replaced. All the internal rooms need to be refurbished... or demolished, and the site cleared to create a stunning new house for a new family adventure, the choice is yours but either way, you have an opportunity to leave a mark on this sizable plot.

At one time, this house would have been ripe for extending into the attic (all subject to any necessary permissions) and creating several new rooms. There is enough space to extend and add additional living space. The garden is overgrown but can you see past all of this? Can you see the beauty in this house unfurling to create your new home? Call us to discuss. There is plenty of room here for a drive and garage, a substantial home and a garden. If you have dreamed of building your own home, this may be the starting block you have been looking for. All services are on-site. When replacing the roof why not extend into the roof space with more bedrooms and perhaps an ensuite or two? There is more than enough room in the hall for the staircase.

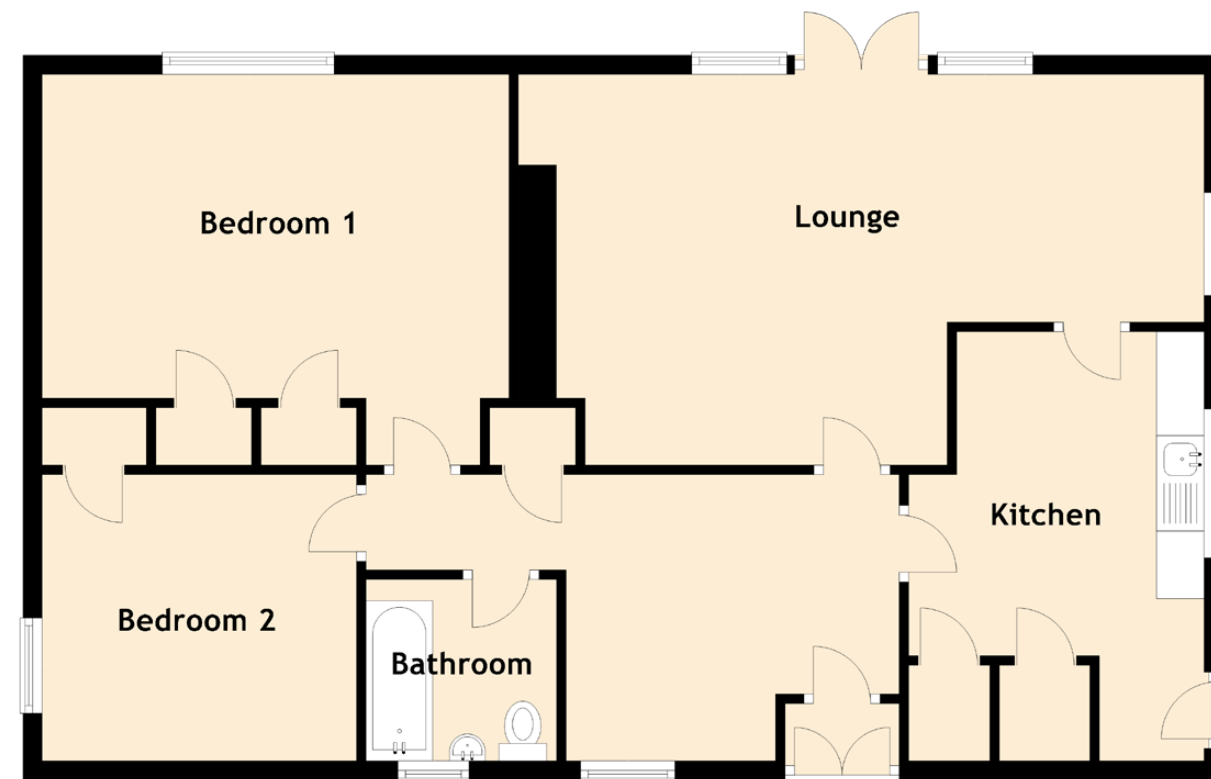
When replacing the windows why not consider adding a stylish extension to the living area with cedar cladding to nod in respect to the original cedar roof shingles (indeed it may even be possible to re-use some of them as the cladding for an extension wall). When re-designing the kitchen why not explore the possibility of knocking through the wall into either the hall or the dining room? You have a blank canvas, bring the imagination to this magical spot!





SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP

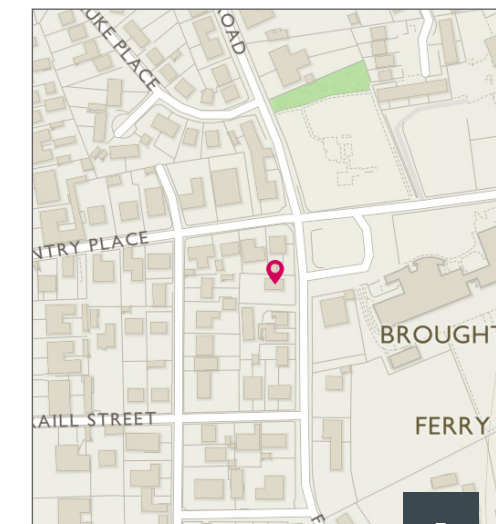


Approximate Dimensions
(Taken from the widest point)

Lounge	6.80m (22'4") x 4.10m (13'5")
Kitchen	4.50m (14'9") x 3.10m (10'2")
Bedroom 1	4.90m (16'1") x 3.40m (11'2")
Bedroom 2	3.30m (10'10") x 3.00m (9'10")
Bathroom	2.00m (6'7") x 1.90m (6'3")

Gross internal floor area (m²): 88m²

EPC Rating: F






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