

3 Gairloch Road

BROUGHTY FERRY, DUNDEE, DD5 3HZ



BEAUTIFULLY LANDSCAPED GARDENS
TO THE FRONT AND BACK



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Nestled in the highly desirable Broughty Ferry area of Dundee, McEwan Fraser Legal is proud to present this exceptional four-bedroom semi-detached villa, offering an enviable blend of space, comfort, and potential. This property is a true gem, perfectly poised to create a home of distinction in one of Dundee's most sought-after neighbourhoods.

Upon arrival, you'll be greeted by the generous front garden, designed with low-maintenance living in mind. Laid to gravel, this area exudes a neat and inviting charm while providing ease of upkeep. Ample parking is readily available for several cars on the elongated pressed concrete drive that gracefully spans the front and side of the property, culminating in a convenient garage.

Step inside, and you'll discover a spacious and airy ambiance throughout the house. The generously proportioned lounge, overlooking the front garden, serves as a perfect gathering place. The feature fireplace provides a focal point that enhances the room's inviting character.





The kitchen boasts abundant units that offer excellent storage solutions. This well-equipped space provides both functionality and style. A door from the kitchen seamlessly connects to the back garden, making outdoor dining and relaxation a breeze.





The versatility of this property shines through with the dining room, which can also serve as a fourth bedroom. This room's patio doors open up to the beautifully landscaped rear garden, establishing a seamless indoor-outdoor flow.



The ground floor also hosts the main bedroom, ensuring convenience and privacy. The family shower room adds to the convenience of this level.



On the upper floor, two spacious bedrooms await, accompanied by a cloakroom equipped with a toilet and wash hand basin, adding a touch of practicality to the layout.





Bedroom 2

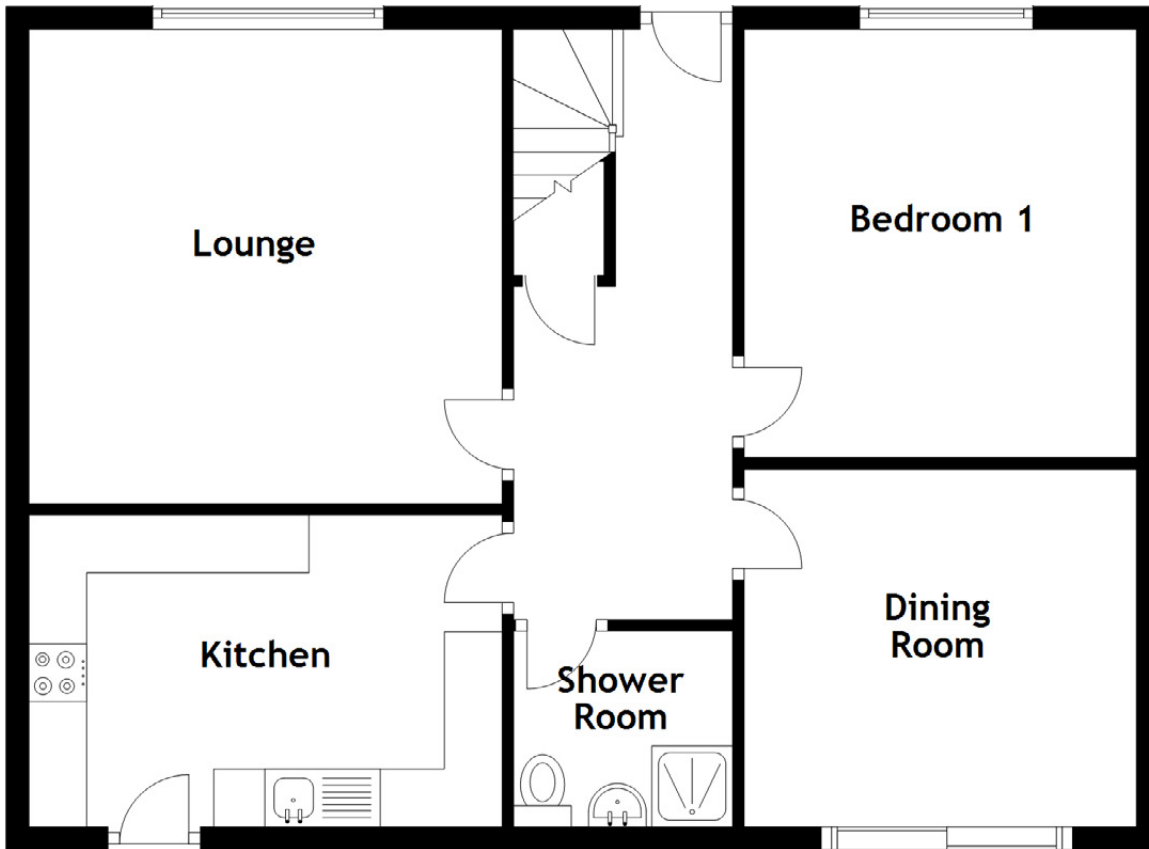
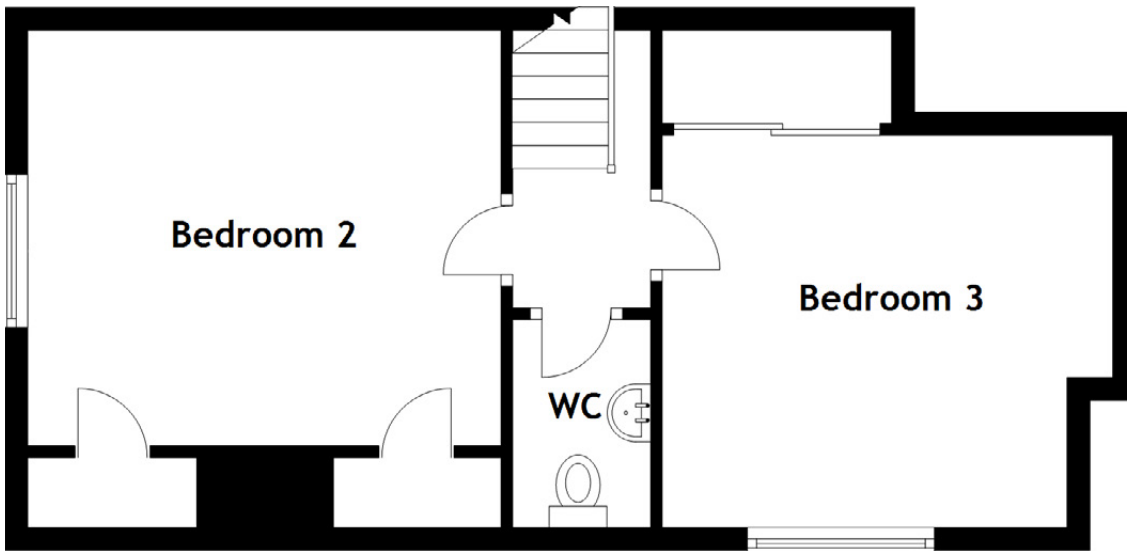




Bedroom 3







Approximate Dimensions

(Taken from the widest point)

Lounge	4.10m (13'6") x 4.10m (13'5")	Shower Room	1.90m (6'3") x 1.70m (5'7")
Kitchen	4.10m (13'5") x 2.70m (8'10")	WC	1.80m (5'11") x 1.20m (3'11")
Dining Room	3.40m (11'2") x 3.10m (10'2")		
Bedroom 1	3.71m (12'2") x 3.40m (11'2")	Gross internal floor area (m ²):	100m ²
Bedroom 2	4.10m (13'5") x 3.60m (11'10")	EPC Rating:	D
Bedroom 3	3.90m (12'10") x 3.40m (11'2")		



The rear garden is a true oasis, meticulously landscaped with mature flower beds, shrubs, a well-kept lawn, and a charming patio area just outside the dining room doors. This inviting space is perfect for relaxation and outdoor enjoyment, promising moments of serenity.

While this home exudes potential, a touch of TLC will transform it into an outstanding home that matches its coveted location. With ample space, an airy atmosphere, and an opportunity to add your personal touch, this property offers scope for creating a home to be proud of. Experience the allure of Broughty Ferry living at its finest. Contact us today to arrange a viewing of this remarkable semi-detached villa and envision the endless possibilities that await within its walls.

The Property

BROUGHTY FERRY: WHERE CHARM MEETS CONVENIENCE.

Broughty Ferry, an enchanting suburb of Dundee, offers a captivating blend of timeless charm and modern convenience, making it a sought-after destination for a wide range of buyers, from downsizers to young families. Here's why this vibrant locale appeals to everyone:



FOR DOWNSIZERS:

For those seeking a tranquil and relaxed pace of life, Broughty Ferry is a haven of serenity. Its picturesque streets, lined with historic architecture and beautiful green spaces and Beach provide an idyllic setting for downsizers looking to embrace a relaxed lifestyle. There are many opportunities to connect with the community. With a range of local amenities, including shops, cafes, and leisure facilities, everything you need is within easy reach, ensuring a comfortable and convenient living experience.

FOR YOUNG FAMILIES:

Broughty Ferry is a dream come true for young families seeking the perfect balance between urban accessibility and family-friendly amenities. The town's excellent schools and educational facilities cater to growing minds. The abundance of parks, playgrounds, and recreational spaces allows your little ones to thrive and explore in a safe environment. Broughty Ferry's coastal location adds an extra dimension of excitement, with sandy beaches and waterfront activities providing endless opportunities for family fun.

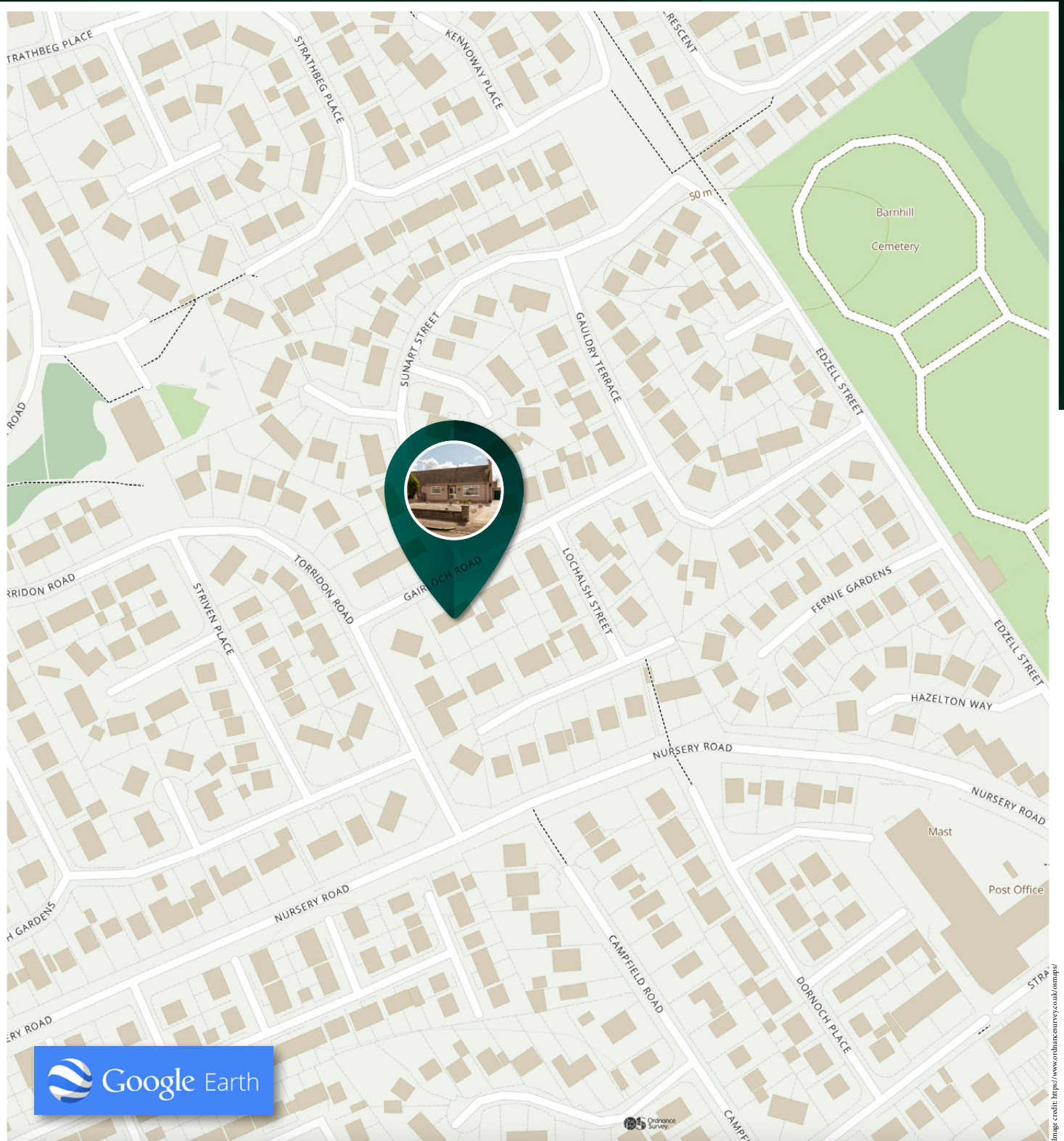


FOR ALL BUYERS:

Broughty Ferry's charm is in its accessibility and versatility. A short distance from Dundee's city centre, the suburb offers an easy commute for those working in the city while providing a peaceful retreat to return to at the end of the day. The town's rich history and cultural scene offer something for everyone. Food enthusiasts can savour a diverse range of dining options, from quaint cafes to fine dining establishments.

The welcoming atmosphere of Broughty Ferry creates a sense of belonging for residents of all ages. Whether you're downsizing, starting a family, or simply seeking a beautiful place to call home, Broughty Ferry has something to offer. Its unique blend of community spirit, coastal beauty, and modern convenience promises a fulfilling and enriching lifestyle that transcends generations.

Don't miss the opportunity to experience the magic of Broughty Ferry – a place where diverse dreams find their perfect home.



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