



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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**Flat 10, 1 Nursery Road**

BROUGHTY FERRY, DUNDEE, ANGUS, DD5 3DT

# BROUGHTY FERRY

*Dundee, Angus*

Broughty Ferry sits on the eastern side of the City of Dundee, on the shore of the Firth of Tay with an esplanade at the seafront. There is an abundance of shopping for everyday requirements on hand with a good selection of superstores and supermarkets as well as a wide variety of bars, restaurants, coffee shops and boutiques. The property also falls within the catchment areas of Forthill Primary and Barnhill Primary and is within easy walking distance. The secondary school is 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, several athletics facilities and there are several golf courses for the golfing enthusiasts. Broughty Ferry is also home to two Bowling Clubs: Broughty BC and Broughty Castle and there are two tennis clubs. There are many attractive trails and coastal walks in and around the area.



# FLAT 10, 1 NURSERY ROAD

*Broughty Ferry*

McEwan Fraser Legal is delighted to present this two double bedrooms split level top floor maisonette situated in Broughty Ferry. The property is a good size with some storage on the ground floor. The maisonette showcases excellent views of the local area and countryside, and has good access and links to the local amenities with regular buses running to the high street and nearby Dundee city centre. Inside, the property comprises of:

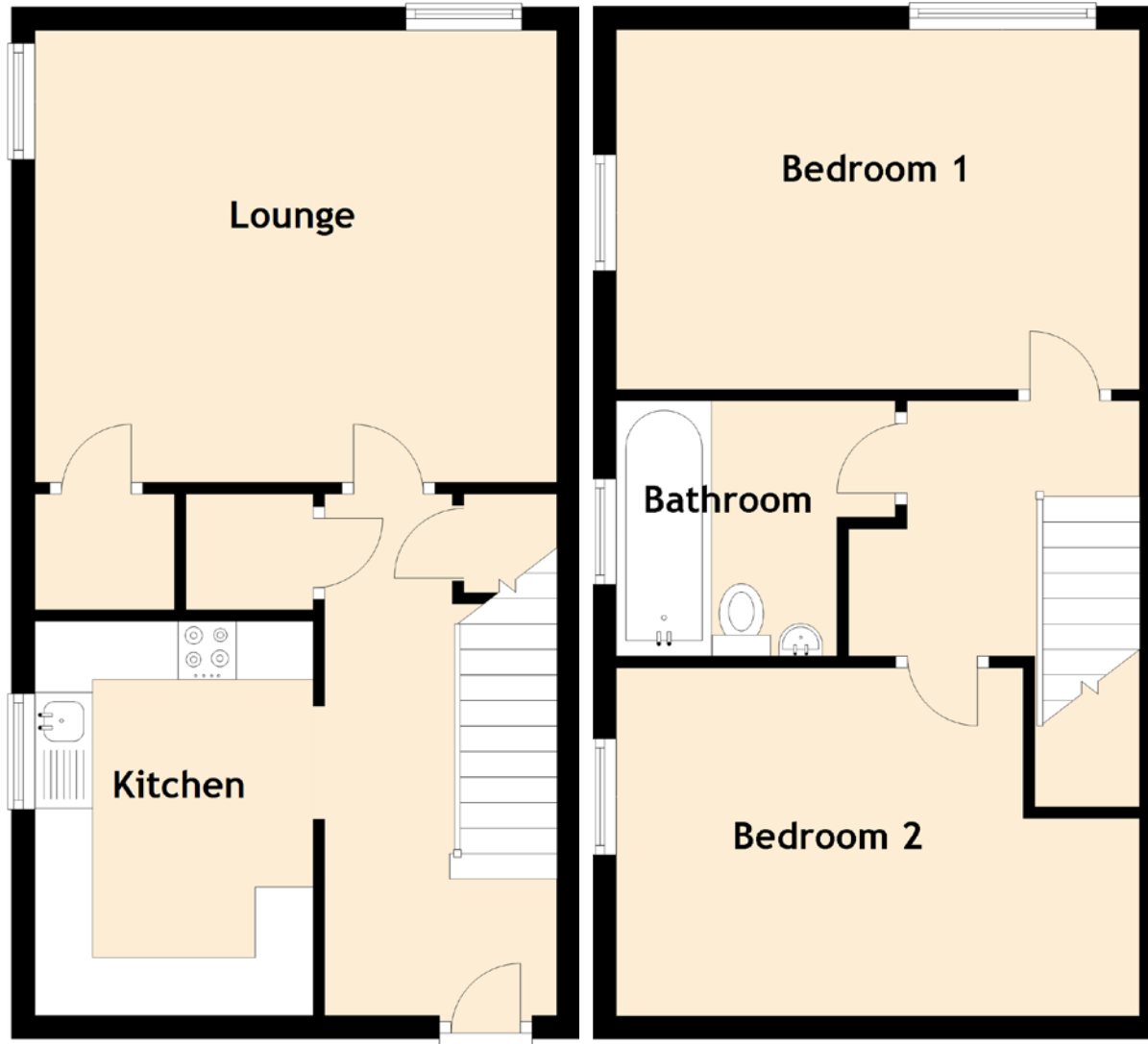
- Fully equipped kitchen/breakfast room with space for free standing appliances.
- Spacious living area with views of the surrounding area and countryside and large cupboard
- Two large bedrooms with storage
- Family three-piece bathroom suite with electric shower over
- UPVC double glazing and gas fired central heating

In addition to this, the property includes a communal garden area with drying facility and bin storage area. This is a rare opportunity to acquire a top floor flat with stunning views in a fantastic location.



KITCHEN  
& LOUNGE

## BEDROOMS & BATHROOMS



Approximate Dimensions  
(Taken from the widest point)

Lounge	4.50m (14'9") x 3.90m (12'10")
Kitchen	3.40m (11'2") x 2.40m (7'10")
Bedroom 1	4.50m (14'9") x 3.10m (10'2")
Bedroom 2	4.50m (14'9") x 3.00m (9'10")
Bathroom	2.40m (7'10") x 2.20m (7'3")

Gross internal floor area (m<sup>2</sup>): 59m<sup>2</sup>

EPC Rating: D

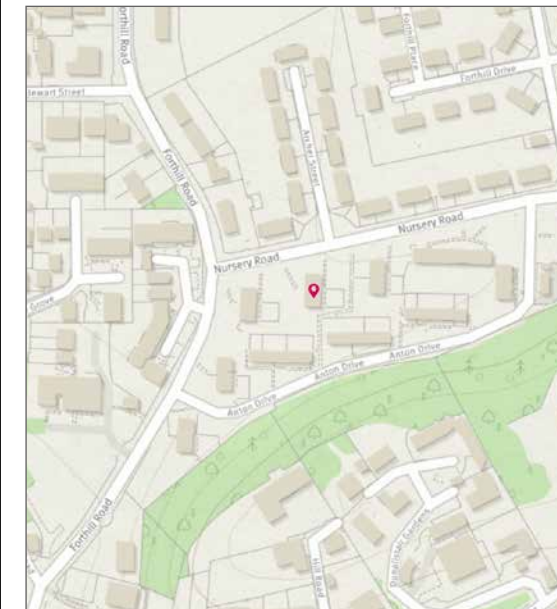


Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>



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