

7A Gordon Street

BROUGHTY FERRY, DUNDEE, DD5 2RA



*Never before been on the market, loved
by the same family since new*



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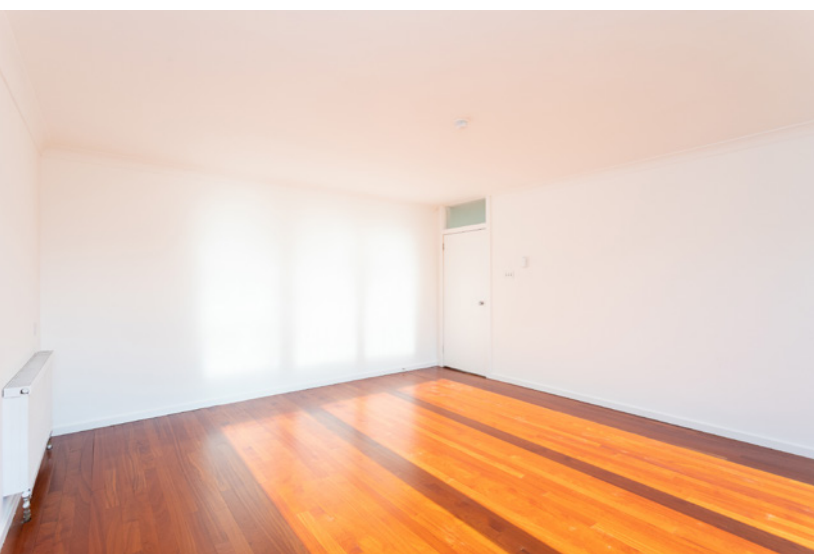


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Location! Location! location! This lovely, detached, home on Gordon Street certainly offers a great location within the Broughty Ferry area. This wonderful family home has been in the same family since it was built in the 1960s. Designed with comfort and location in mind, the house offers generous accommodation over two floors. Of note is that all principal rooms are south facing with a significant impact on the heating of the house. The gardens are not overlooked and the whole house and gardens have been lovingly maintained. There is no onward chain and the house has been meticulously decorated to offer a blank canvas to the discerning buyer.

THE LOUNGE



The south-facing lounge has a wall of windows to allow the room to flood with natural daylight. The wooden floor is original and recently varnished to provide the perfect foil for your furniture. The same wood floor is continued through the hall and into the dining room. This room could happily be bedroom four if required.

THE DINING ROOM



THE KITCHEN & UTILITY



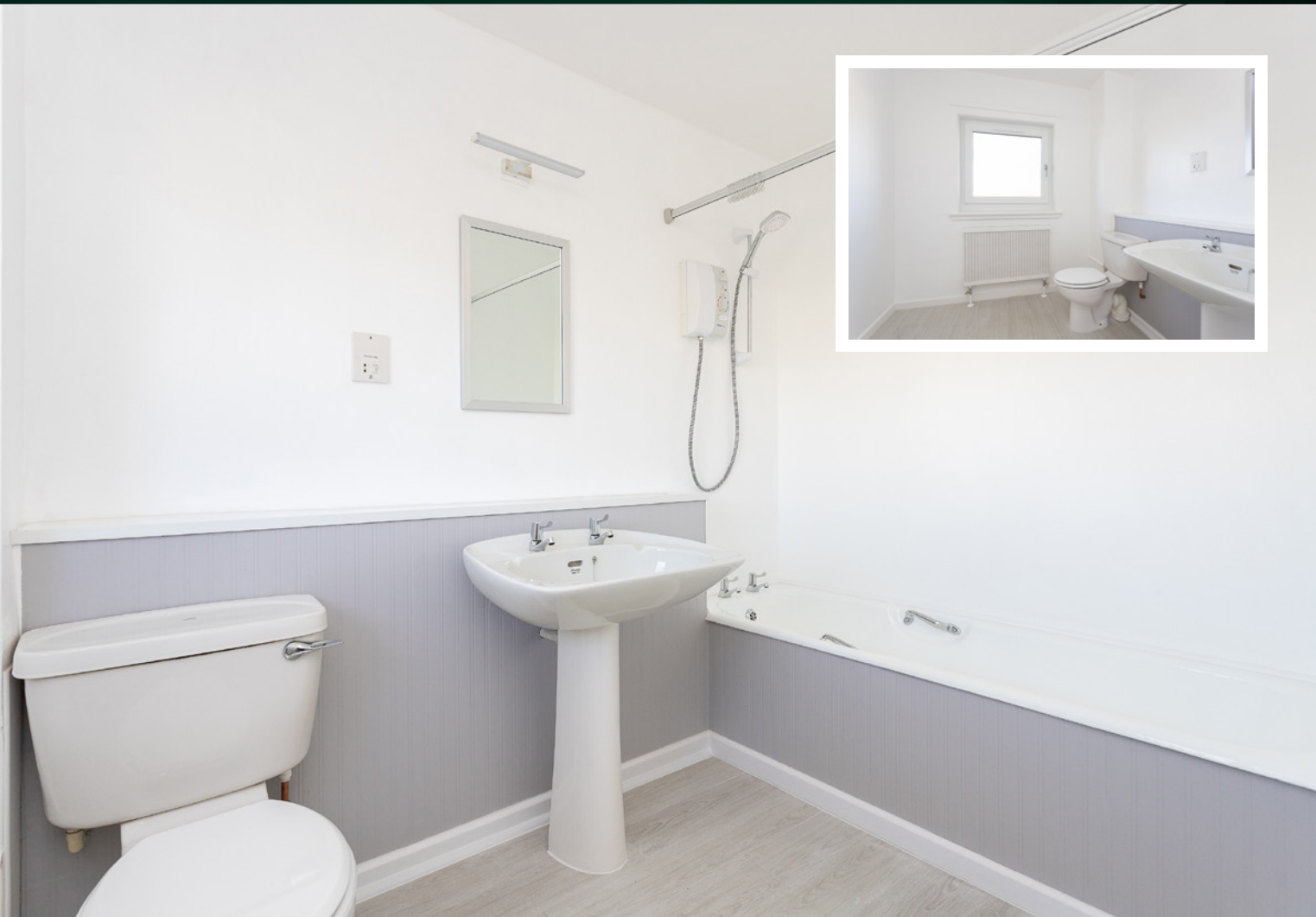
The dining kitchen consists of the original, hand-built kitchen, now retro style, but remains immaculate. The quality of fittings throughout this home is obvious. Also on the ground floor is the cloakroom with toilet and wash hand basin, and the utility room. The utility room is a spacious utilitarian area with a Belfast sink and a dolly maid pulley. The durable quarry tiles will take most things a family can throw at it.





The wooden staircase has been painted to allow the fitting of a runner if preferred to a traditional fitted carpet. On the upper floor are three bedrooms. The principal bedroom enjoys built-in wardrobes on either side of the bed and these are continued into the en-suite bathroom with more wardrobes, a bath, toilet and sink and pedestal, in white porcelain. The family bathroom is equally spacious. There are sea views from the upper rooms.

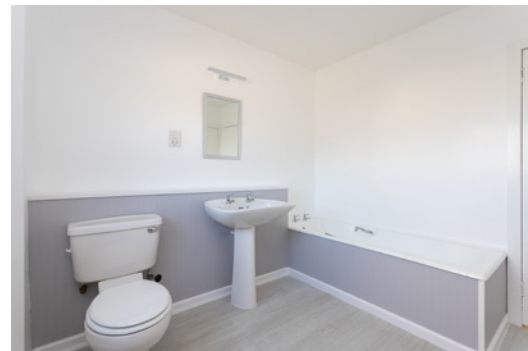
THE BATHROOM



BEDROOM 1



The principal bedroom enjoys built-in wardrobes on either side of the bed and these are continued into the en-suite bathroom



BEDROOM 2



BEDROOM 3



Externally there is a detached garage with a canopy carefully planned to protect it from the elements. The drive is suitable for several vehicles and the landscaped gardens are neat and well-presented.

EXTERNALS & VIEW





FLOOR PLAN, DIMENSIONS & MAP



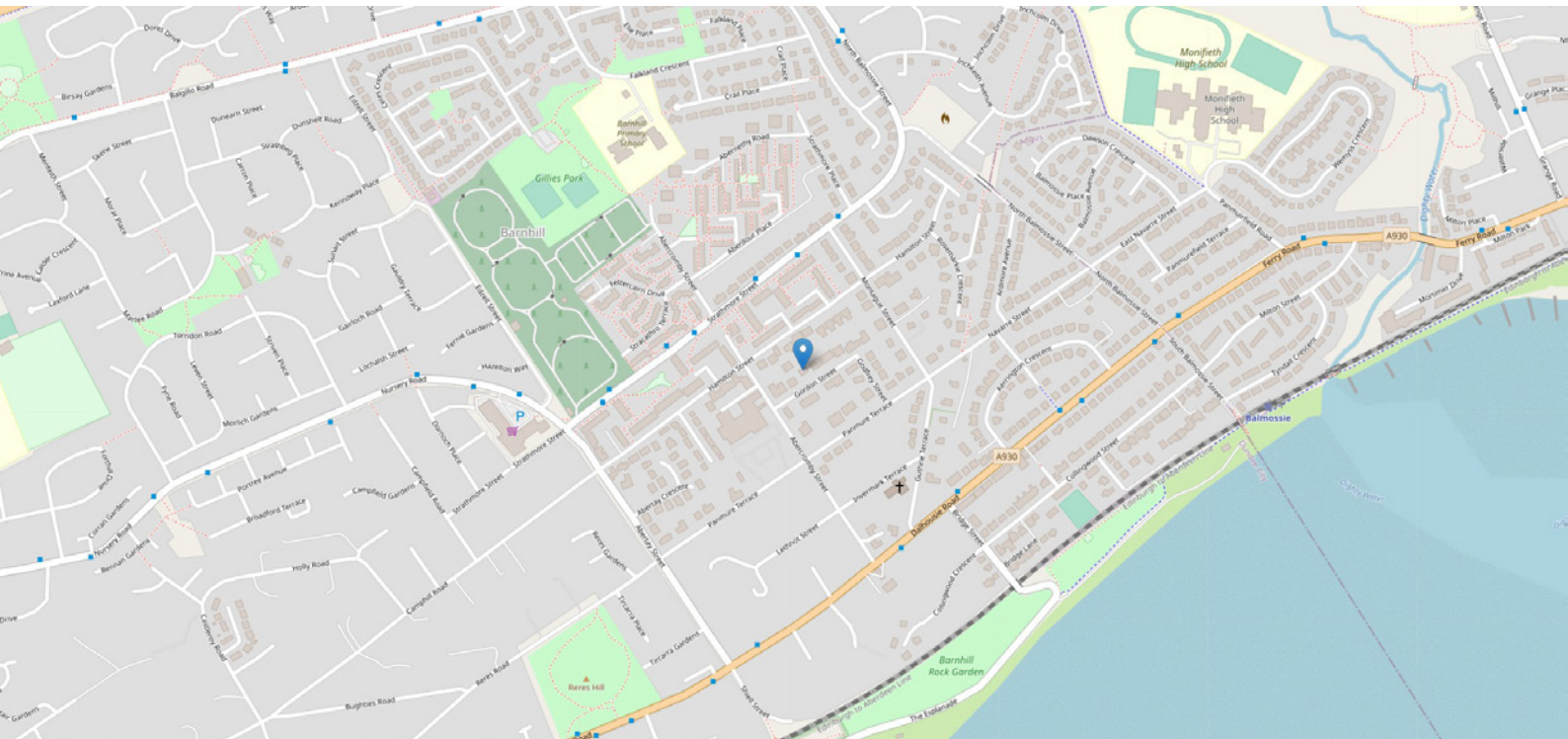
Approximate Dimensions (Taken from the widest point)

Lounge	5.00m (16'5") x 4.50m (14'9")
Dining Room	3.90m (12'10") x 3.70m (12'2")
Kitchen	3.70m (12'2") x 2.60m (8'6")
Utility	5.50m (18'1") x 1.60m (5'3")
WC	2.40m (7'10") x 1.30m (4'3")
Bedroom 1	4.50m (14'9") x 3.70m (12'2")

En-suite
Bedroom 2
Bedroom 3
Bathroom
Garage

En-suite	2.90m (9'6") x 2.70m (8'10")
Bedroom 2	4.50m (14'9") x 3.90m (12'10")
Bedroom 3	4.50m (14'9") x 2.60m (8'6")
Bathroom	2.90m (9'6") x 2.40m (7'10")
Garage	6.00m (19'8") x 3.10m (10'2")

Gross internal floor area (m²): 154m²
EPC Rating: E



THE LOCATION

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. These include 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 many attractive trails and coastal walks in and around the area.

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