



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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**9 Fithie Bank**  
BROUGHTY FERRY, DUNDEE, DD5 3FP



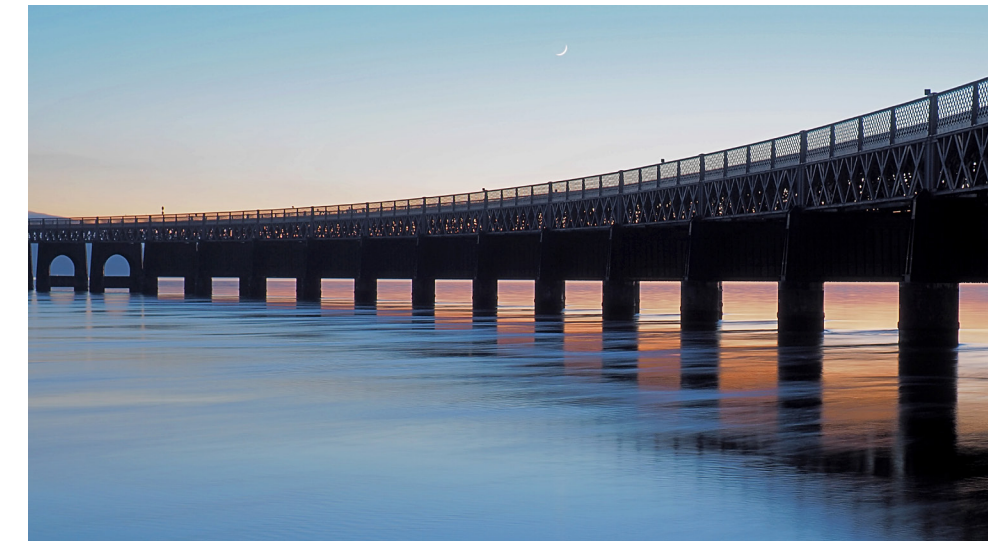


# BROUGHTY FERRY

## DUNDEE

Fithie Bank sits quietly on the outskirts of Dundee on the Kellas Road on the Northern side of the A92 and within easy reach of all amenities. 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 everyday requirements on hand with a good selection of superstores and supermarkets. There are four primary schools located in Broughty Ferry. They are; 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.







# 9 FITHIE BANK

## BROUGHTY FERRY

Location! Location! Location! This home certainly offers a great location within the Broughty Ferry area. The house has been meticulously maintained by the present owner and offers generous accommodation over two floors.

Sitting on a good size plot with a mono-bloc driveway with neat gardens to the front and rear, the house welcomes your arrival into the vestibule and accommodation on the ground floor includes a spacious open-plan lounge/diner/kitchen, offering a garden aspect with French doors to the garden. The dining kitchen is fitted with floor and wall units with an integrated oven and hob. A guest cloakroom is a welcome addition and located just off the utility room. The lounge is spacious and elegant with a window to the front. The garage has been converted to create a home office/family room or 5th bedroom. The upper floor offers four bedrooms with the master being en-suite, and the family bathroom. All bedrooms have built-in wardrobes.

To the rear of the house are neat gardens, stylishly landscaped with a patio directly accessed from the kitchen and another further into the garden to allow you to follow the sun.

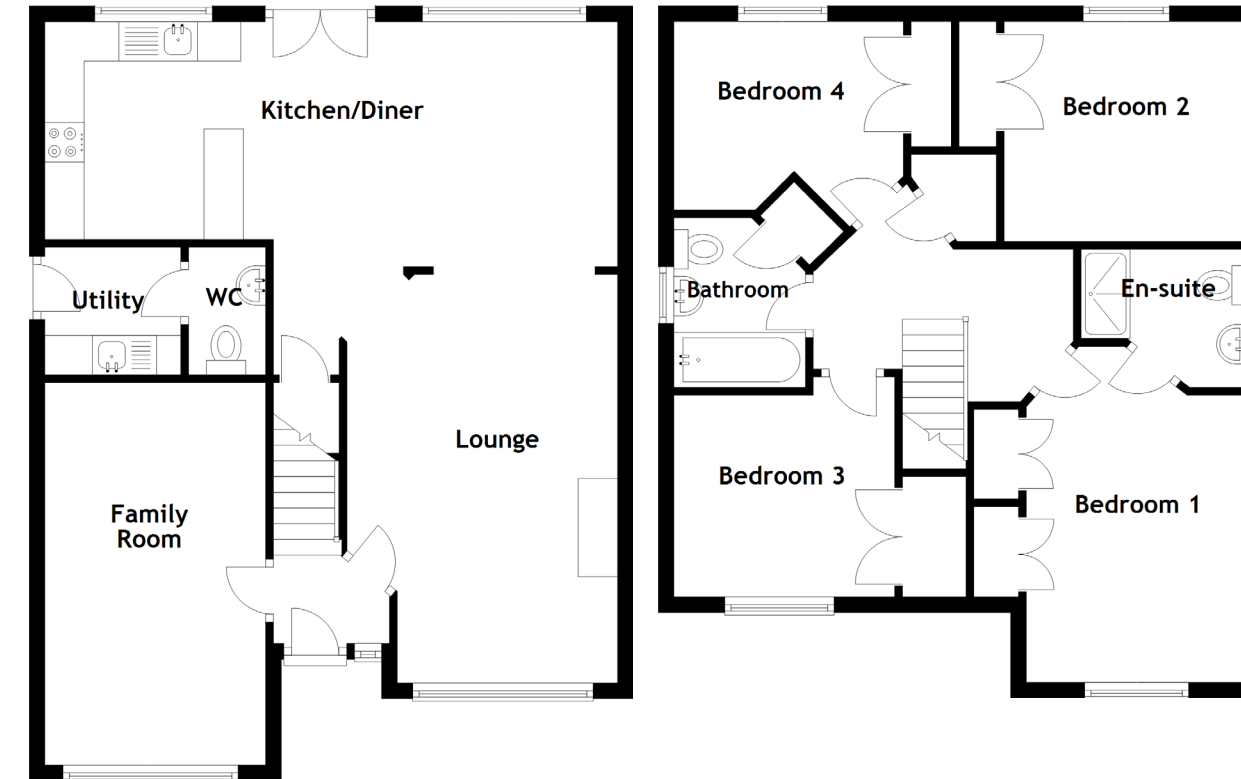






# Specifications & Details

## FLOOR PLAN, DIMENSIONS & MAP

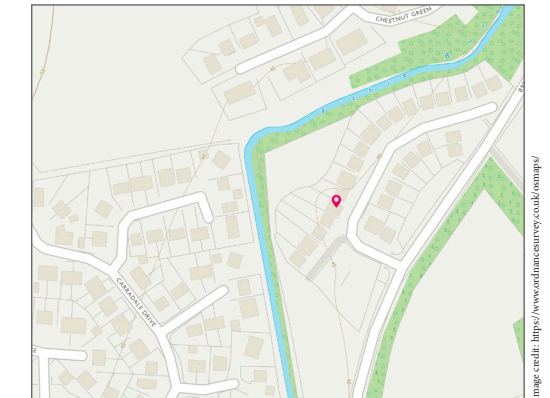


Approximate Dimensions  
(Taken from the widest point)

Ground Floor	
Kitchen/Diner	7.29m (23'11") x 3.12m (10'3")
Lounge	5.12m (16'10") x 3.44m (11'4")
Family Room	4.87m (16') x 2.50m (8'2")
Utility	1.73m (5'8") x 1.62m (5'4")
WC	1.62m (5'4") x 0.98m (3'3")

First Floor	
Bedroom 1	3.90m (12'9") x 2.80m (9'2")
En-suite	2.10m (6'11") x 1.86m (6'1")
Bedroom 2	3.08m (10'1") x 2.80m (9'2")
Bedroom 3	2.65m (8'8") x 2.57m (8'5")
Bedroom 4	2.92m (9'7") x 2.54m (8'4")
Bathroom	2.16m (7'1") x 1.70m (5'7")

Gross internal floor area (m<sup>2</sup>): 120m<sup>2</sup>  
EPC Rating: C







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