

8 Cults Gardens

BROUGHTY FERRY, DUNDEE, DD5 1QT



Wonderful three-bedroom family home in a quiet cul-de-sac



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An excellent opportunity has arisen to acquire this lovely semi-detached house, well situated in the heart of Dundee. Viewing this property is highly recommended.

THE LOUNGE



Internally the accommodation is in excellent decorative order, briefly comprising an entrance hallway and lounge with a large slide and tilt patio door leading to the rear garden that also lets in an abundance of light.

THE KITCHEN

The modern and bright kitchen is fully integrated with an electric hob, electric oven, microwave, dishwasher and washing machine that will be included in the sale. There are also ample wall and base units and access to the rear gardens.



BEDROOM 3

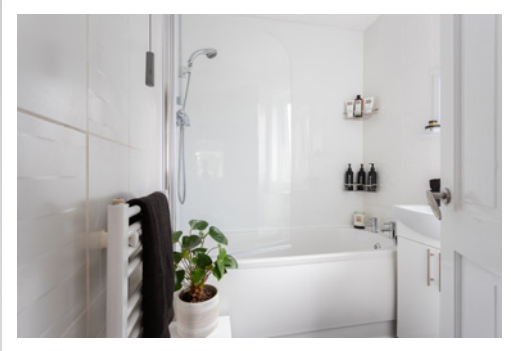
Bedroom three is located on the ground level and is double in size. This room can be used as a separate dining room.





Upstairs there are two large double bedrooms which include the impressive master bedroom. There is ample storage throughout the upper floor. The wonderful three-piece family bathroom boasts floor-to-ceiling tiling, complemented by white wall behind the shower, completing the accommodation on offer.

THE BATHROOM



BEDROOM 1

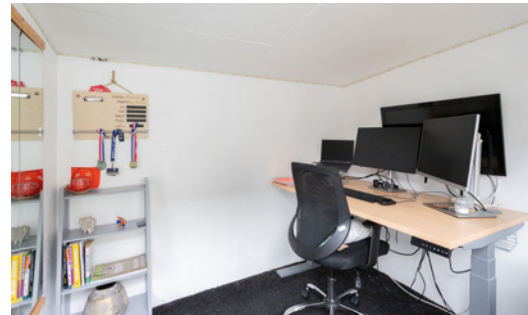


BEDROOM 2

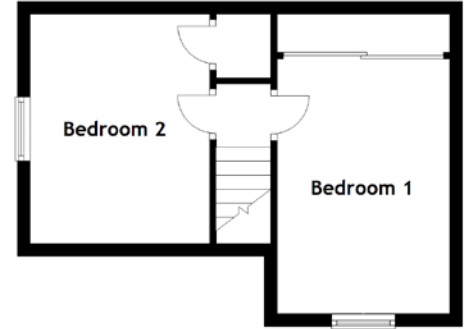
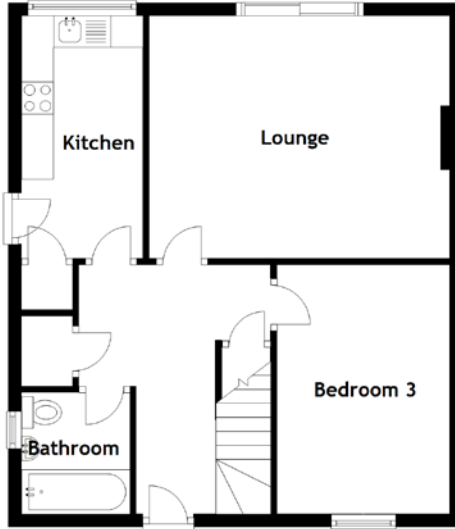
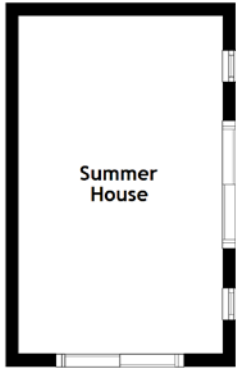


The property is set within good-sized garden grounds which are landscaped, fully enclosed and screened to the rear for privacy and seclusion and which include a driveway to the side. A wonderful summer house is to the rear which is ideal for relaxing and entertaining. The summer house is equipped with a bar and has a separate space in the back for storage which also houses a chemical toilet and has a hot and cold water feed. The separate garden office makes a great space for those working from home. This property also benefits from gas central heating, brand new full double glazing, alarm system, a driveway to allow for off-street parking, as well as more than adequate unrestricted on-street parking to accommodate visitors.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

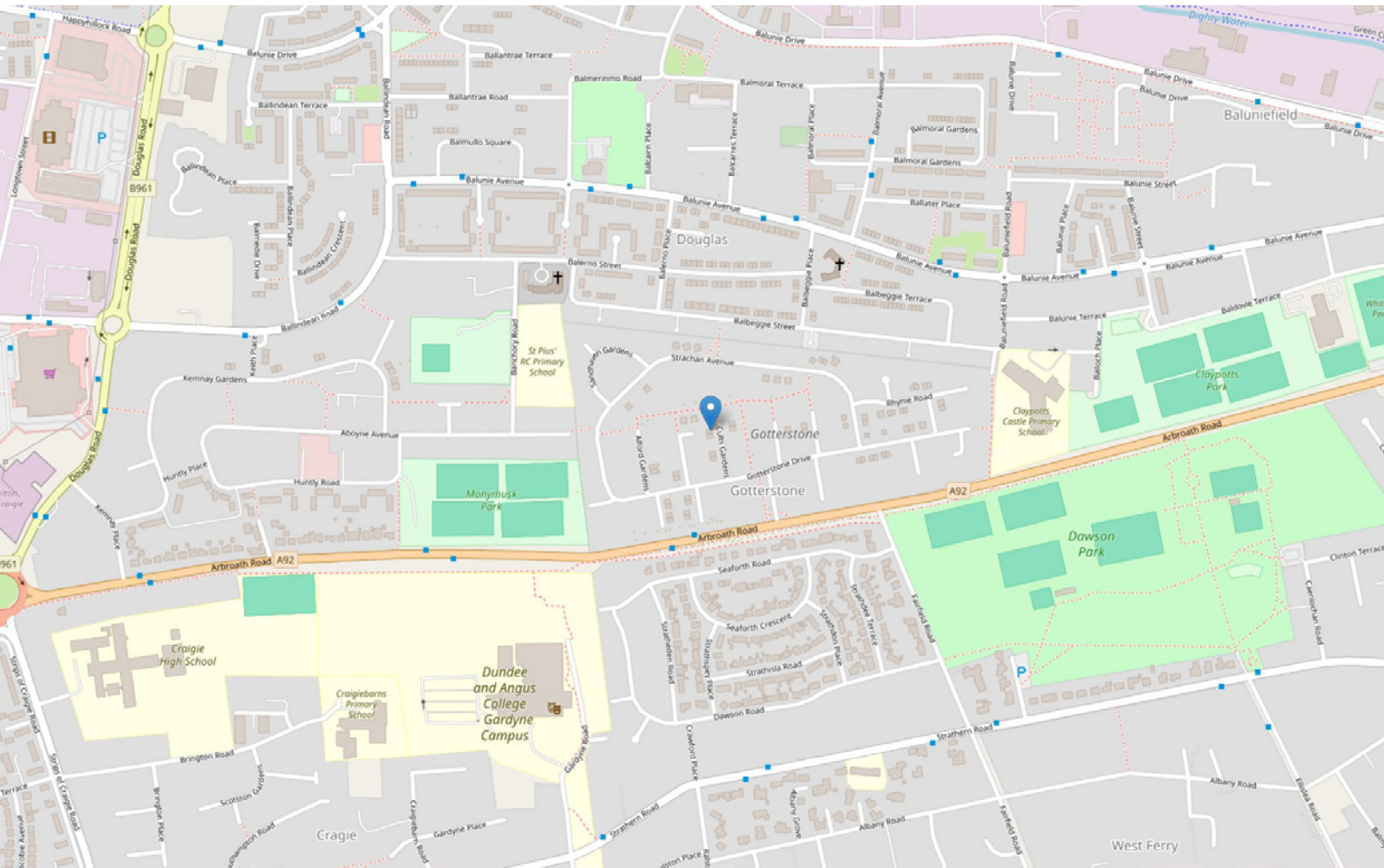


Approximate Dimensions
(Taken from the widest point)

Lounge 4.70m (15'5") x 3.80m (12'6")
 Kitchen 3.80m (12'6") x 1.90m (6'3")
 Bedroom 3 3.90m (12'10") x 2.70m (8'10")
 Bathroom 1.90m (6'3") x 1.70m (5'7")

Bedroom 1 4.00m (13'1") x 2.80m (9'2")
 Bedroom 2 3.60m (11'10") x 2.80m (9'2")
 Office 2.20m (7'2") x 1.80m (5'11")
 Summer House 5.30m (17'4") x 3.20m (10'6")

Gross internal floor area (m²): 79m²
 EPC Rating: D



THE LOCATION

Broughty Ferry, a coastal gem nestled on the eastern outskirts of Dundee, Scotland, offers a unique blend of historic charm and contemporary allure. Situated on the banks of the Firth of Tay, this seaside town beckons with its picturesque landscapes, rich maritime heritage, and vibrant community spirit. Strolling through the heart of Broughty Ferry unveils a charming High Street adorned with boutiques, cafes, and local businesses, creating a lively atmosphere for residents and visitors alike. The town's historic waterfront, once a bustling fishing port, now offers a scenic backdrop for leisurely walks and moments of tranquillity. Broughty Ferry Castle, an iconic landmark overlooking the estuary, stands as a testament to the town's storied past. Surrounded by well-maintained gardens, the castle provides a glimpse into Broughty Ferry's maritime history and offers panoramic views of the Tay estuary.





For outdoor enthusiasts, Broughty Ferry Beach provides a serene escape with its sandy shores and captivating vistas. The Esplanade, a promenade along the waterfront, invites residents to enjoy refreshing sea breezes and take in the beauty of the Tay estuary. The town's sense of community is evident in its local events, including festivals, art exhibitions, and cultural celebrations that bring residents together. Broughty Ferry's schools, parks, and recreational facilities contribute to its family-friendly atmosphere, making it an ideal place to call home.

Access to Dundee city centre is convenient, allowing residents to explore the broader offerings of the region. Whether enjoying the cultural amenities of Dundee or savouring the tranquillity of coastal living, Broughty Ferry encapsulates the best of both worlds. In Broughty Ferry, each street and corner tells a story, creating a distinctive character that captivates those who call it home. With its maritime heritage, scenic beauty, and welcoming community, Broughty Ferry stands as a testament to the timeless allure of coastal living.



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