

# The Lodge

69 DUNDEE ROAD, DUNDEE, DD5 1NA



*VIEWS OF THE RIVER TAY AND BRIDGES, AS WELL  
AS STUNNING GARDENS*



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PART EXCHANGE AVAILABLE. McEwan Fraser Legal is excited to introduce to the market this stunning period property. Location! Location! Location! The Lodge certainly offers a great location within the Broughty Ferry area with views of the Bridges and the Tay. Every day brings something new to look at. Set just inside an exclusive gated entrance, there is ample parking for several vehicles. The house has been meticulously maintained by the present owner and offers generous accommodation. The Lodge is a handsome two-bedroom home with plenty of style and scope, built in the Gothic style, complete with a turret. Much of the original charm remains and some features have been added to create a wonderful palette of contemporary and period living.

## The Lodge



The lounge has two bay windows providing warmth, light and space. A multi-fuel fire has been added to the living area being both stylish and practical. The flooring is quality 'Amtico' vinyl and this same floor covering will be fitted to the hall and bedroom two before the sale is completed. A glance at the floor plan will show the scope of this home but, briefly, all on the ground floor, Turreted entrance and on into the hall. From here access is given to the Lounge and the master bedroom with excellent storage in the form of a walk-in dressing closet. This room benefits from a dual aspect with views of the River Tay and to the drive to the front. Bedroom Two is located off the lounge with a window to the rear gardens. The kitchen is split into two functional areas and a utility room and a shower room are to the back of the house. The pictures show you the style of this home but only viewing will let you see the quality and welcoming space.





# The Kitchen







## The Bedrooms





## Shower Room







## Hallway





#### Approximate Dimensions

(Taken from the widest point)

|             |                               |
|-------------|-------------------------------|
| Lounge      | 4.20m (13'9") x 3.70m (12'2") |
| Kitchen     | 3.20m (10'6") x 2.30m (7'7")  |
| Kitchen 2   | 3.10m (10'2") x 2.30m (7'7")  |
| Bedroom 1   | 3.70m (12'2") x 3.40m (11'2") |
| Bedroom 2   | 3.50m (11'6") x 2.90m (9'6")  |
| Shower Room | 3.10m (10'2") x 1.40m (4'7")  |

Gross internal floor area (m<sup>2</sup>): 74m<sup>2</sup>

EPC Rating: E





Externally there are more delights as the garden wraps around the house with terraces and BBQ areas along with a Summer house and dog kennels. This home will enthrall and is not in a chain so be quick to book your viewing.



## The Garden





## The Garden







## Views







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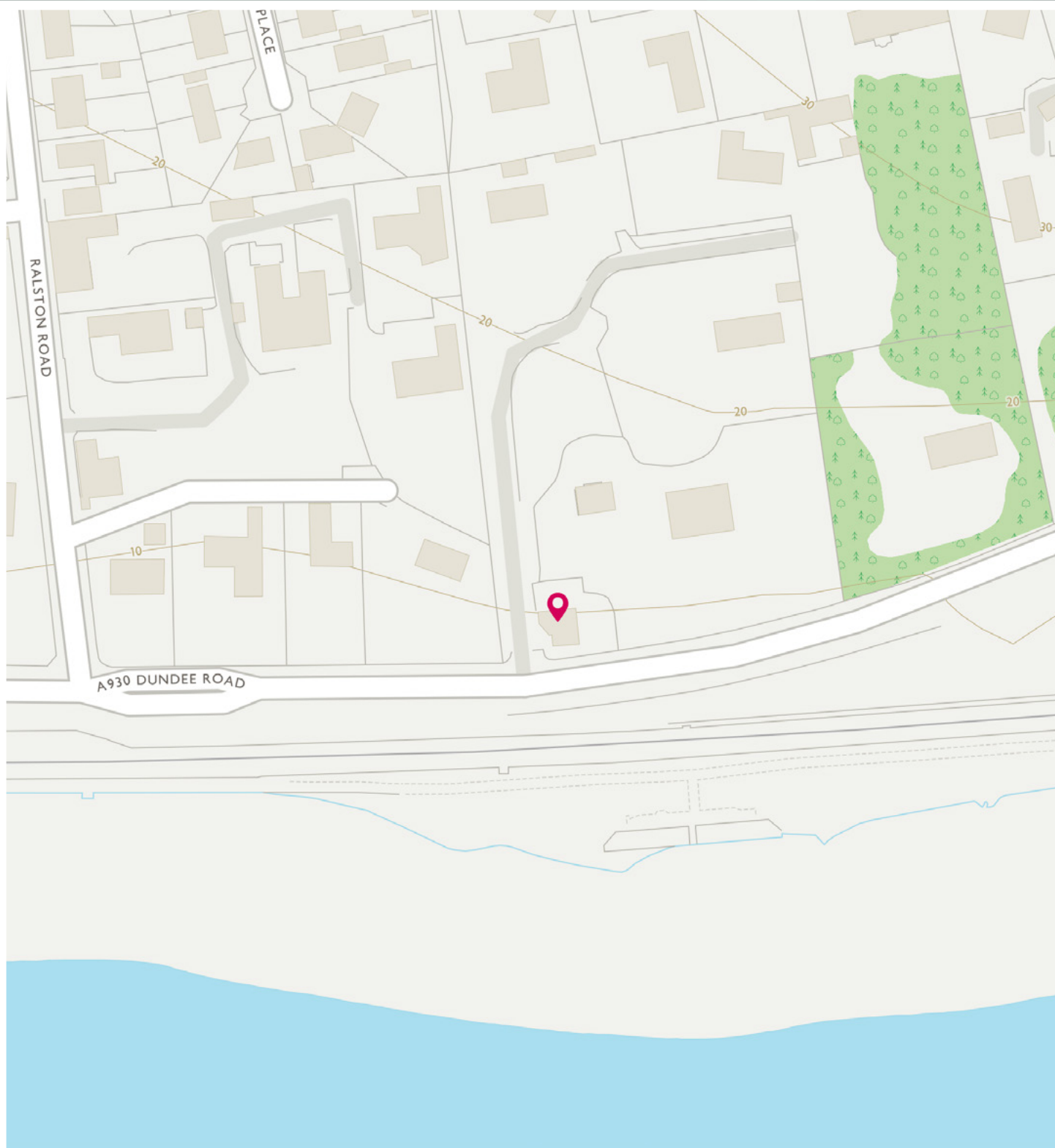
Broughty Ferry sits on the eastern side of the City of Dundee, on the shore of the Firth of Tay. There is an abundance of shopping for every- day requirements on hand with a good selection of superstores and supermarkets.

There are four primary schools located in Broughty Ferry. 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 trail and coastal walks in, and around, the area.

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