

8 Bughties Road

BROUGHTY FERRY, DUNDEE, DD5 2LW



Rarely available on the open market, the potential exists to create a family home of merit in an enviable location



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Location! Location! location! This unique, detached, home certainly offers a great location within the Broughty Ferry area. This spacious family home was built circa 1960 and has only known three owners. Designed with mid-century modern style and location in mind, the house offers generous accommodation over two floors. This property has a huge scope for full renovation or reuse of the sizeable plot. The garden grounds require some maintenance, which, once complete, could offer sea views and an expansive area for play and leisure.

THE LOUNGE



To the front door is a garage for off-road parking. The door opens into the vestibule, then the main reception hall. The kitchen/diner and lounge are all partially divided and offer bags of space. There is a full wall of glass overlooking the gardens.

THE KITCHEN/DINER



The dining area has sliding doors to access a cast iron spiral staircase leading down to the garden. This staircase may require work. It is understood that a balcony existed at one time along the front of this glass wall and there may be scope to re-instate or re-create a balcony. The formal dining room could be utilised as bedroom 3 but this room has an archway and would require a door. There is a guest cloakroom with a toilet and wash hand basin and there may be scope to add a shower room subject to any necessary planning requirements. Storage is plentiful.



THE DINING ROOM





A wide set of stairs lead down to the lower floor where there are two further bedrooms and a bathroom. There is also a utility room where a door opens to the inner courtyard. A basement has previously been converted to form a study and garden room with excellent storage. A door here opens to the garden.

THE BATHROOM



BEDROOM 1



BEDROOM 2



THE STUDY



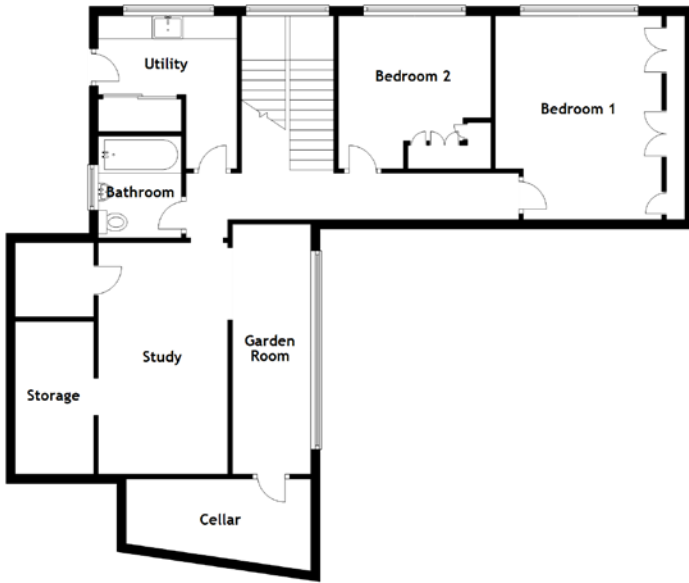
THE GARDEN ROOM & UTILITY



EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

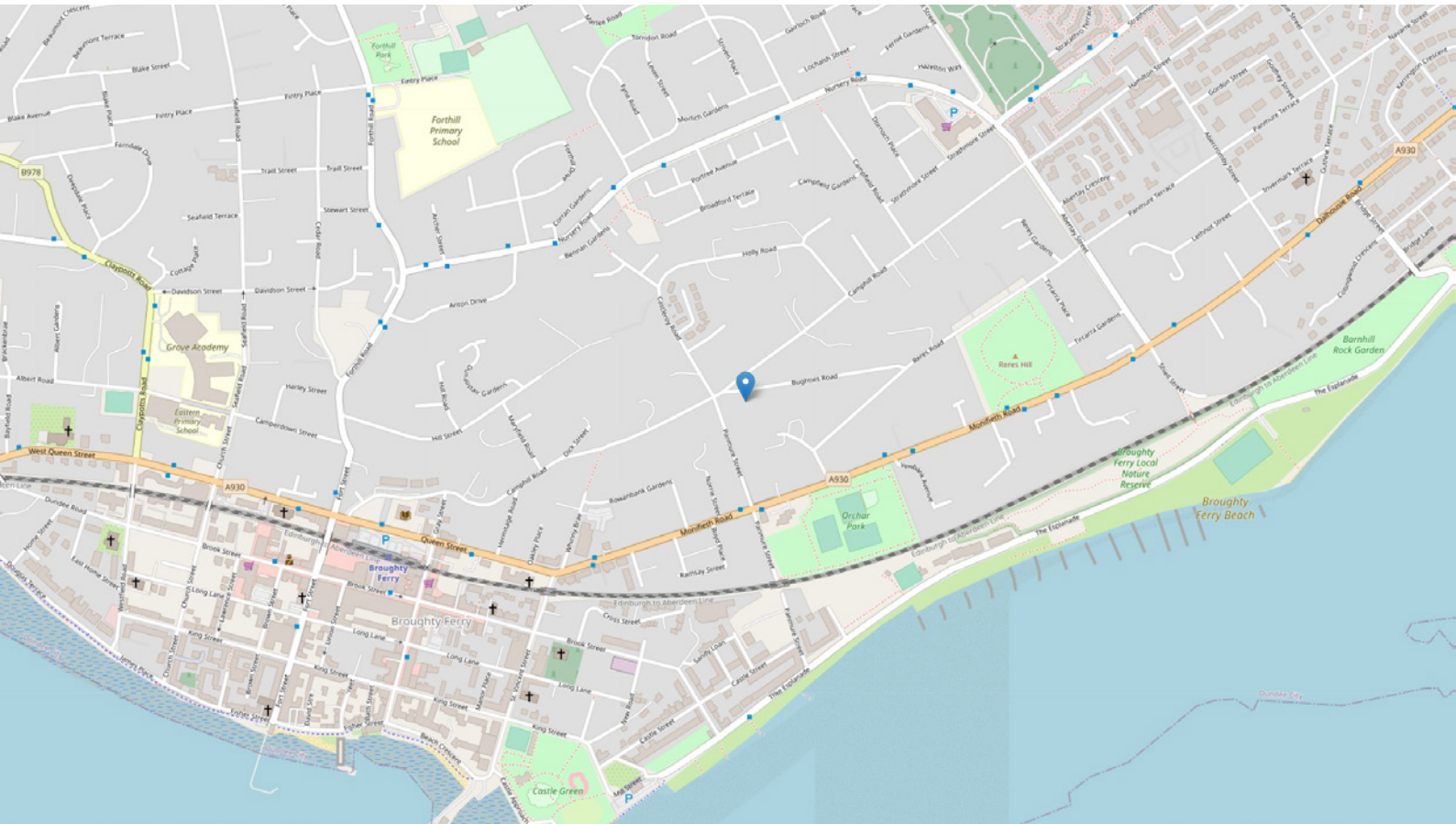


Approximate Dimensions
(Taken from the widest point)

Lounge	5.30m (17'5") x 4.00m (13'1")
Kitchen/Diner	5.30m (17'5") x 3.40m (11'2")
Dining Room	4.20m (13'9") x 3.00m (9'10")
WC	2.20m (7'3") x 0.80m (2'7")
Bedroom 1	4.40m (14'5") x 3.60m (11'10")
Bedroom 2	3.30m (10'10") x 2.70m (8'10")

Bathroom	2.20m (7'3") x 1.80m (5'11")
Study	5.00m (16'5") x 2.80m (9'2")
Storage	3.30m (10'10") x 1.70m (5'7")
Garden Room	5.40m (17'9") x 1.70m (5'7")
Utility	3.30m (10'10") x 3.00m (9'10")
Cellar	4.00m (13'1") x 2.00m (6'7")
Garage	5.50m (18'1") x 5.30m (17'5")

Gross internal floor area (m²): 175m² | 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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