

# 4 Balmossie Bank

BROUGHTY FERRY, DUNDEE, DD5 3GB



*STUNNING FOUR-BEDROOM EXECUTIVE VILLA  
WITH DOUBLE GARAGE AND BEAUTIFULLY  
LANDSCAPED GARDENS*



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McEwan Fraser Legal is delighted to present this immaculately presented four-bedroom executive villa, perfectly designed for modern family living and entertaining. Situated in a sought-after location, this spacious property boasts high-quality fittings and flooring throughout, with no onward chain, ensuring a smooth and stress-free move for its new owners.

Upon entering, the home welcomes you with a bright and spacious hallway leading to the heart of the property. The beautifully appointed open-plan dining kitchen is a highlight, featuring sleek modern cabinetry, premium appliances, and ample space for both casual dining and entertaining. Adjacent to the kitchen, the utility room provides practical storage and laundry facilities.



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The ground floor also includes an elegantly proportioned lounge, offering a warm and inviting space to relax, and a spacious sitting room, currently utilised as a study, perfect for those working from home. A guest cloakroom adds convenience, while the thoughtful layout ensures a seamless flow throughout the living spaces.



On the upper floor, the property offers four well-sized bedrooms. The principal bedroom is a true retreat, featuring a luxurious ensuite shower room and a walk-in dressing room. The remaining bedrooms are generously proportioned and share a stylish family bathroom, complete with both a bathtub and a separate shower.



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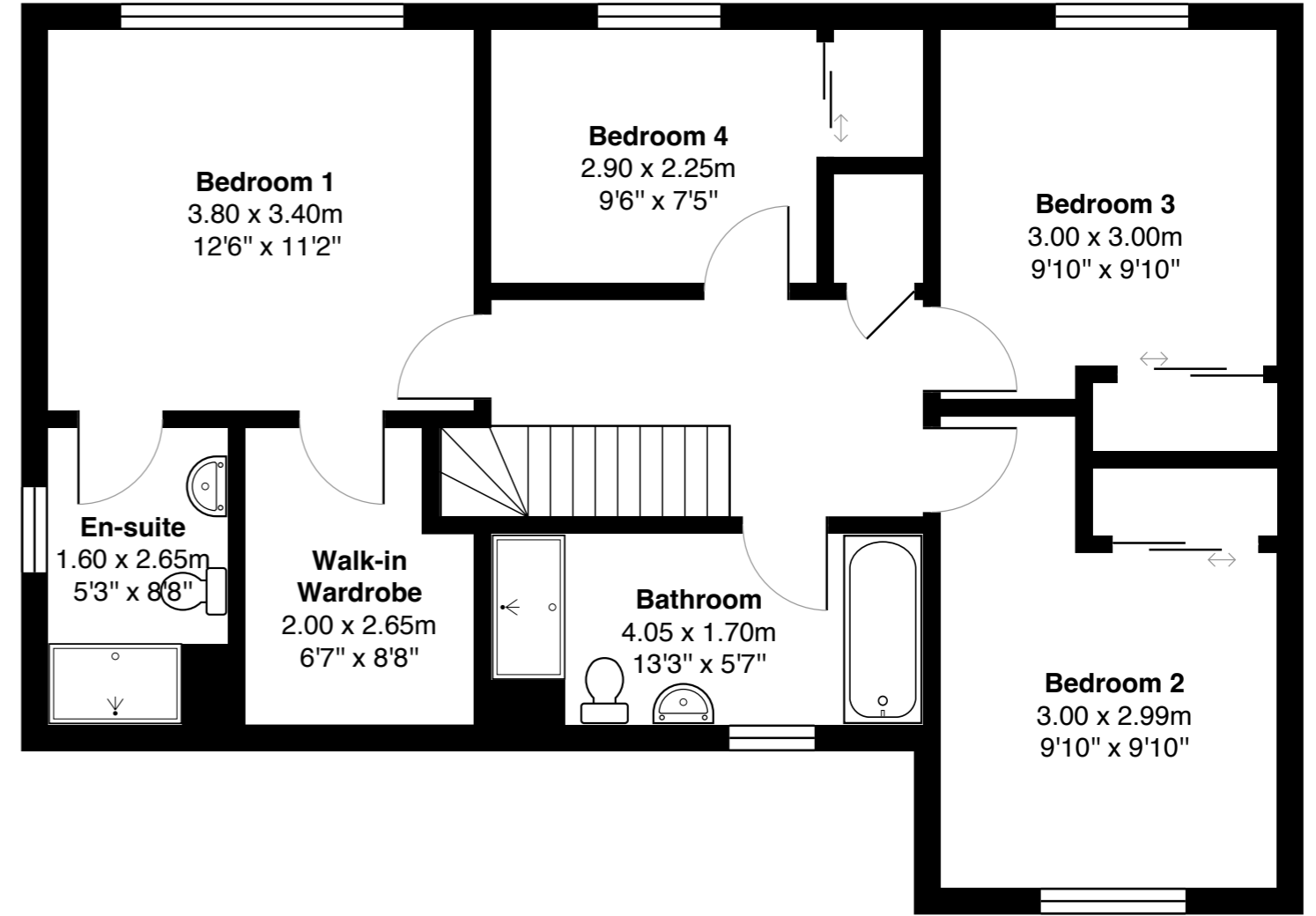
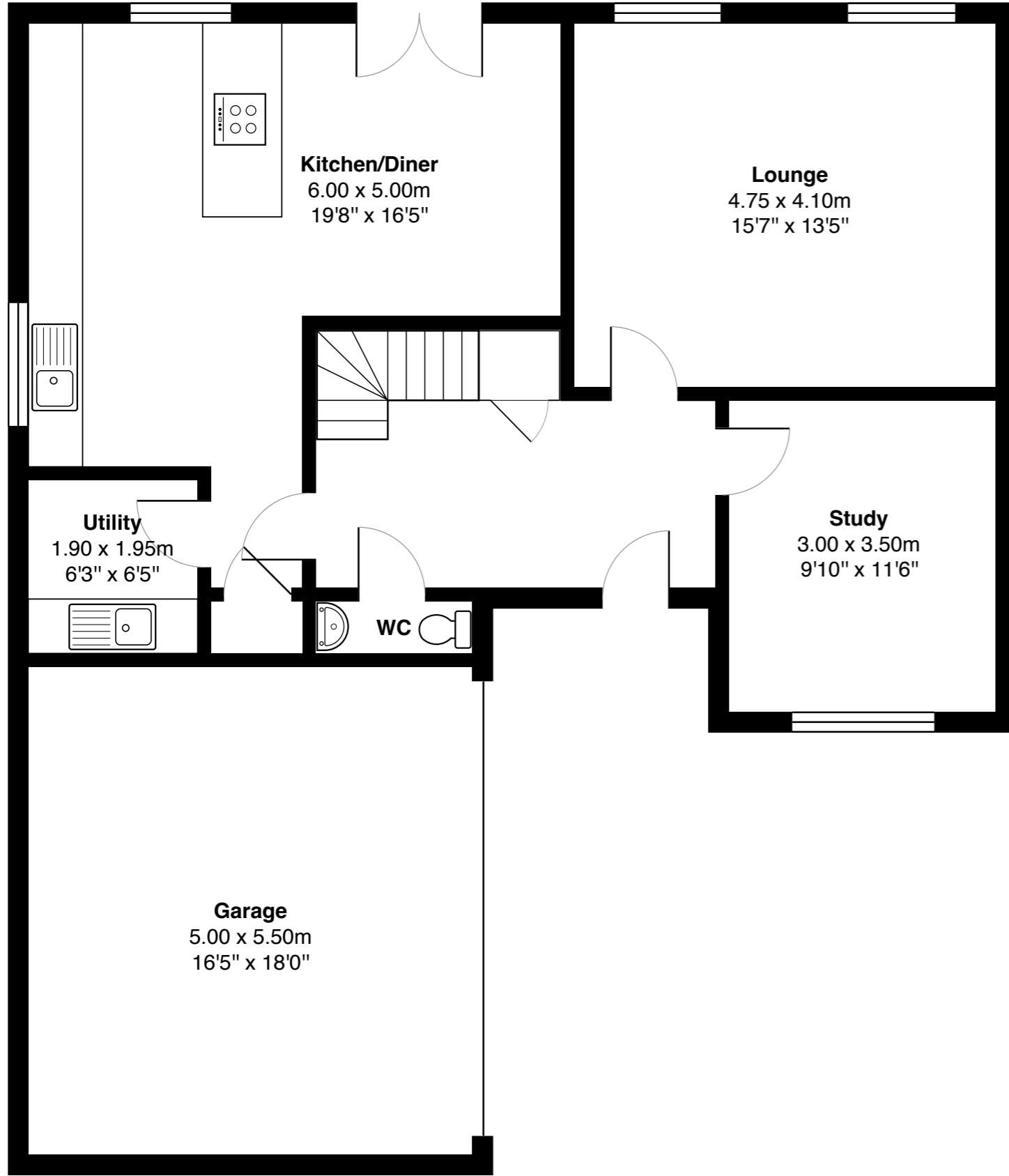




The outdoor space has been carefully designed with entertaining and ease of maintenance in mind. The rear garden boasts a sweeping decked area, ideal for al fresco dining or relaxing, complemented by a well-maintained lawn. The front of the property features a double garage and a driveway, providing ample parking, with the added benefit of an EV charging unit for eco-conscious buyers.

This stunning villa combines elegance, comfort, and practicality, making it an exceptional choice for those seeking a premium family home. Early viewing is highly recommended to fully appreciate all that this home has to offer.





Gross internal floor area (m<sup>2</sup>): 146m<sup>2</sup>  
EPC Rating: C

**KEY PROPERTY FEATURES:**

- Four spacious bedrooms, including a principal bedroom with en-suite and dressing room
- Open-plan dining kitchen with high-quality fittings
- Elegantly proportioned lounge and a versatile sitting room/study
- Stylish family bathroom and convenient guest cloakroom
- Double garage and driveway with EV charging unit
- Beautifully landscaped gardens with a decked entertaining area

For further information or to arrange a viewing, please contact McEwan Fraser Legal. This property is ready to move into, offering luxury and convenience in equal measure.

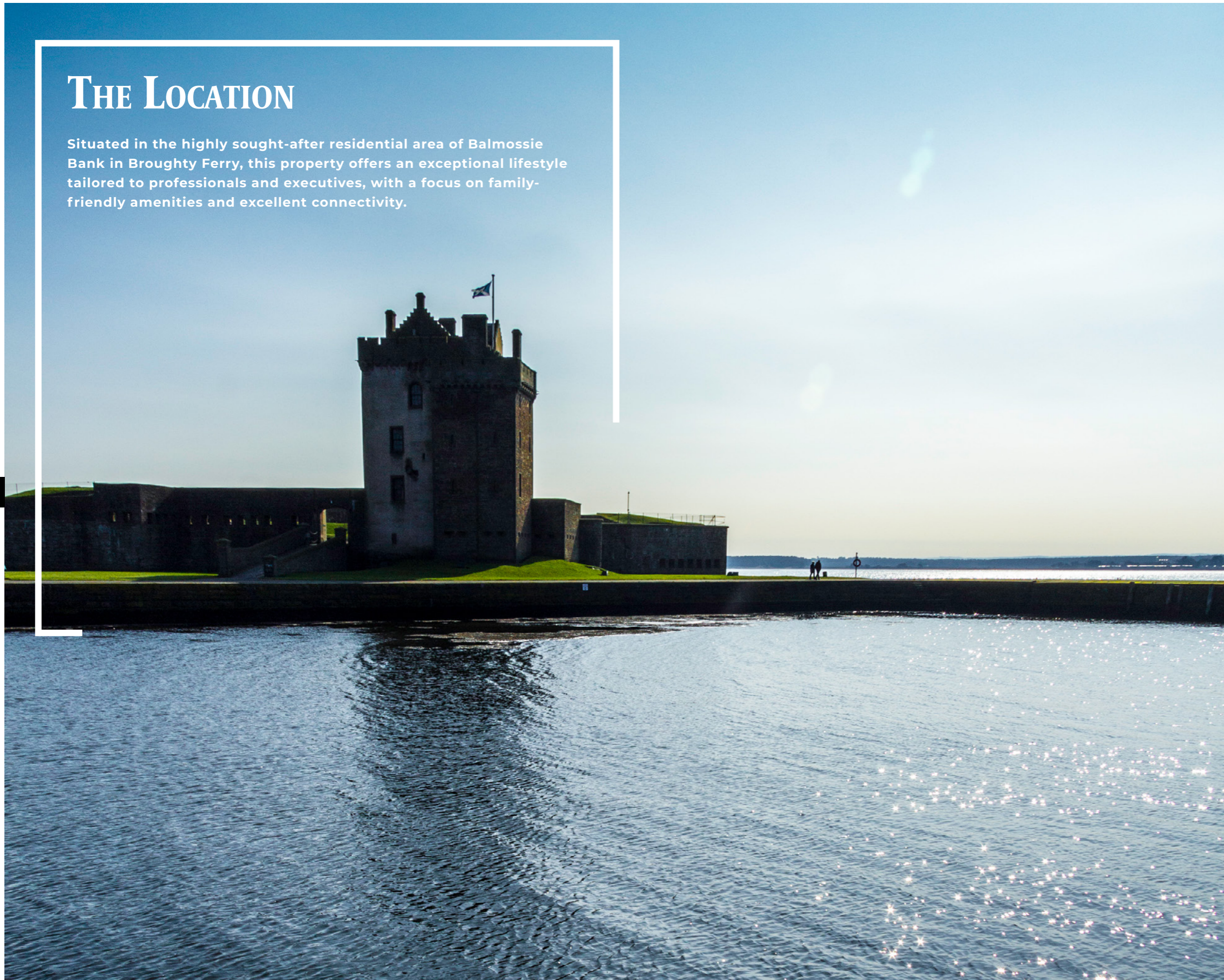
## THE LOCATION

Situated in the highly sought-after residential area of Balmossie Bank in Broughty Ferry, this property offers an exceptional lifestyle tailored to professionals and executives, with a focus on family-friendly amenities and excellent connectivity.

Nestled on the eastern edge of Dundee, Broughty Ferry is a picturesque suburb often referred to as the “Jewel in Dundee’s Crown.” Balmossie Bank benefits from its tranquil setting while being just six miles (approximately 15 minutes by car) from Dundee city centre. This convenient location makes it ideal for commuting professionals.

The property lies within the catchment area for some of Dundee’s most prestigious schools, including Grove Academy, which is consistently ranked among the top-performing secondary schools in Scotland. Several excellent primary schools are also nearby, ensuring families have access to high-quality education. For private education, High School of Dundee is within easy reach, offering top-tier facilities.

For professionals, the area’s proximity to key institutions enhances its appeal. Ninewells Hospital and Medical School is approximately seven miles away, making it an excellent choice for those working in healthcare. Dundee Science Centre and Dundee Technology Park are within a twenty-minute drive, providing opportunities for those in research, technology, or scientific fields. The property is also ideally located for access to the University of Dundee and Abertay University, both renowned for their global reputation in medical, life sciences, and innovative industries.

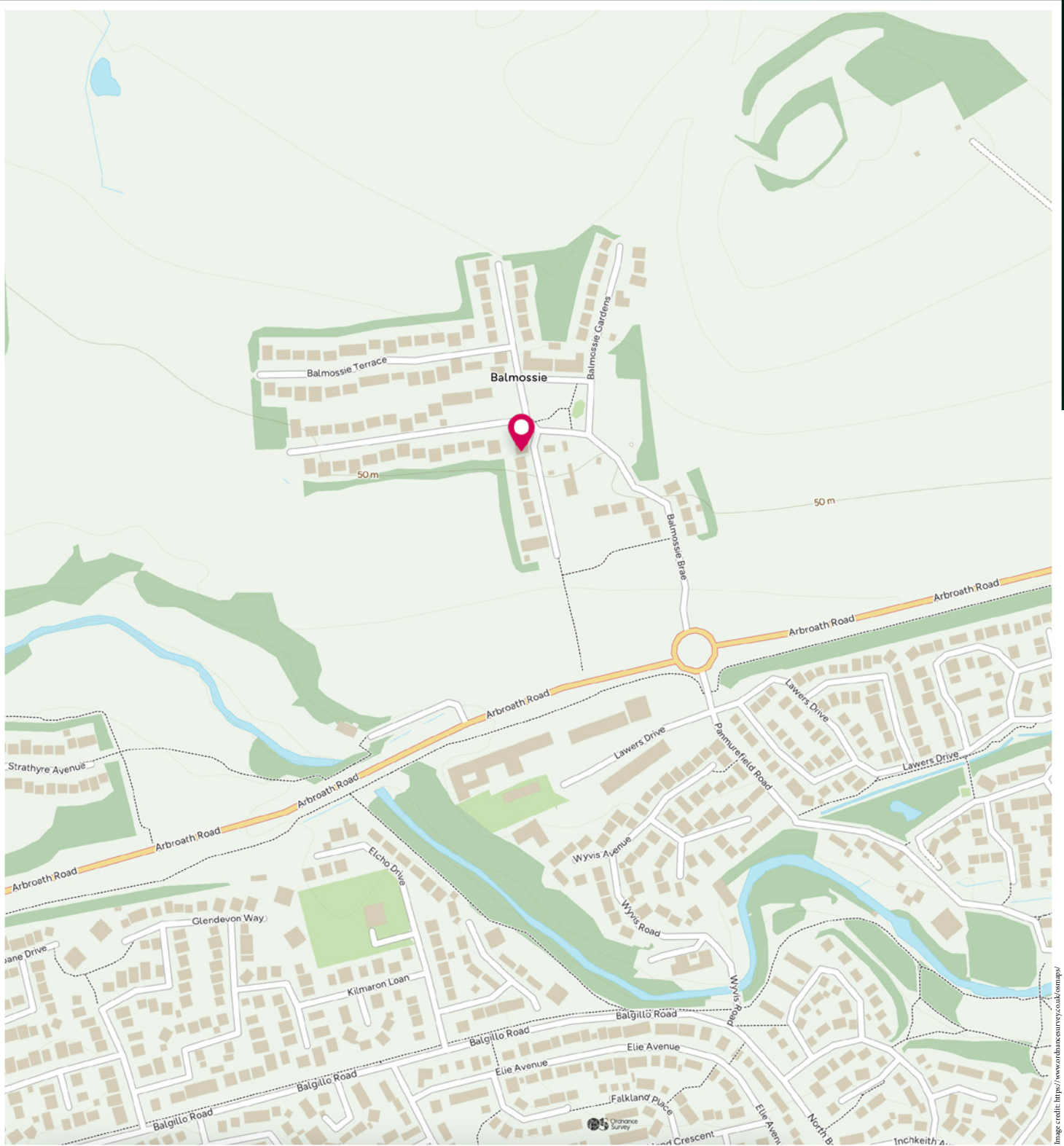




Broughty Ferry offers an impressive range of local shopping options, with independent boutiques, cafes, and restaurants lining its charming streets. The area is home to a large supermarket and retail parks, ensuring convenience for daily needs. The bustling Dundee city centre offers additional high-street and designer shopping opportunities, just a short drive away.

Leisure opportunities abound, with Broughty Ferry Beach providing a stunning stretch of coastline for leisurely walks and family outings. Outdoor enthusiasts will appreciate the nearby Monifieth Golf Links and Broughty Golf Club, both offering exceptional courses. The area also boasts excellent fitness facilities, including leisure centres and private gyms. Families can enjoy time at Dawson Park and explore the nearby scenic beauty of Tentsmuir Forest. For cultural experiences, Broughty Castle Museum and Dundee's V&A Museum are both easily accessible, adding a touch of history and art to the lifestyle this area offers.

Balmossie Bank in Broughty Ferry is a location that combines convenience, charm, and a wealth of amenities, making it the perfect choice for professionals, executives, and families seeking an exceptional place to call home.



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