




McEwan Fraser Legal

Solicitors & Estate Agents

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17 Elie Avenue

BROUGHTY FERRY, DD5 3SF

The Location

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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 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 trail and coastal walk in and around Broughty Ferry.



17 Elie Avenue

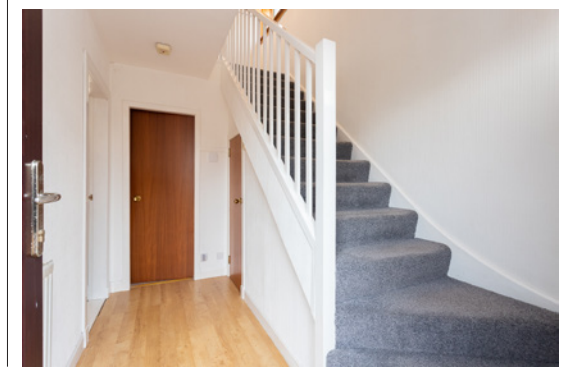
BROUGHTY FERRY, DD5 3SF

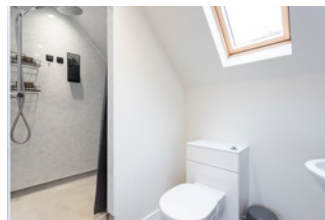
Location! Location! location! Number 17 certainly offers a great location within the Broughty Ferry area. This stunning home has been meticulously maintained by the present owner and offers generous accommodation over two floors. Sitting on a good size plot with a single garage and with neat gardens to the front and rear, the house will WOW you.

The lounge is spacious and modern and open-plan to the dining room and the kitchen creating a fresh, modern way of living. The breakfasting kitchen is fitted with floor and wall units with an integrated double oven and hob. A breakfast bar adds to the monochrome drama of the room with under cabinet lighting, tiled splash-back and gloss units. The kitchen is plumbed for a washing machine and a dishwasher. The dining room has patio doors to the garden making this an easy home to enjoy. A bathroom is on the ground floor with a bath and wash hand basin and toilet.

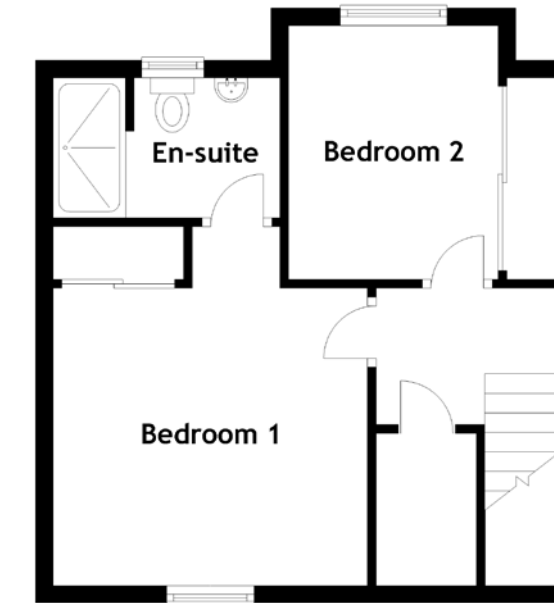
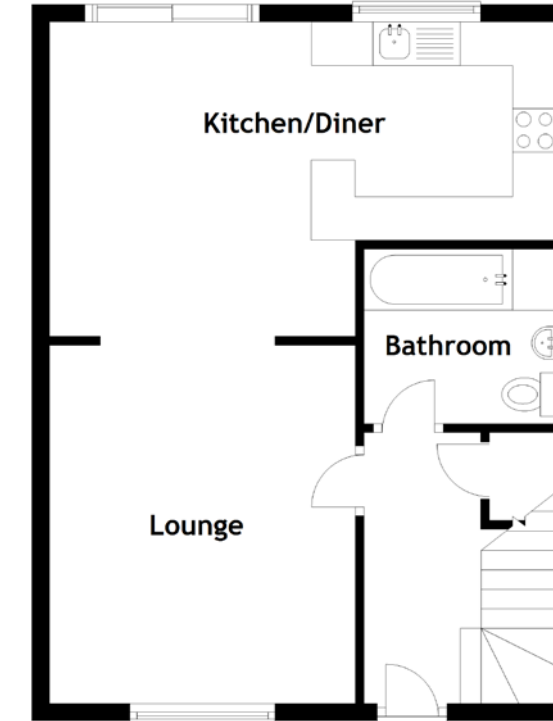
The upper floor offers two bedrooms with the master being en-suite, and both have built-in wardrobe storage. The en-suite shower room is a wonderful addition to this carefully thought-out home.

To the rear of the house are neat gardens mostly laid to lawn with shrub borders and a patio area. The front garden is covered in gravel for low maintenance and a drive offers off-road parking in front of the garage.





Specifications & Details FLOOR PLAN, DIMENSIONS & MAP

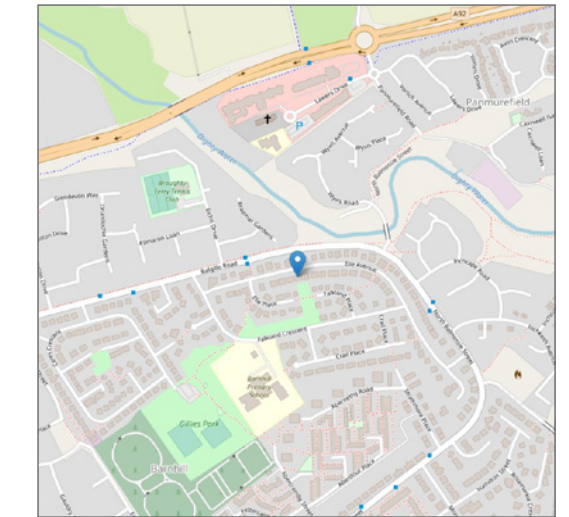


Approximate Dimensions
(Taken from the widest point)

Lounge	4.10m (13'5") x 3.50m (11'6")
Kitchen/Diner	5.80m (19') x 3.60m (11'10")
Bathroom	2.20m (7'3") x 2.00m (6'7")
Bedroom 1	4.10m (13'6") x 3.60m (11'10")
En-suite	2.60m (8'6") x 1.60m (5'3")
Bedroom 2	2.90m (9'6") x 2.40m (7'10")

Gross internal floor area (m²): 79m²

EPC Rating: D






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Text and description
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Surveyor



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Designer