

2 Bayfield Road

BROUGHTY FERRY, DUNDEE, ANGUS, DD5 1AW



*Rarely available two-bedroom, two public rooms cottage
with generous gardens and endless potential*



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McEwan Fraser Legal is delighted to present this two-bedroom cottage in Broughty Ferry. This unique and much-loved cottage is a rare opportunity to acquire a characterful home set within mature, walled garden grounds in a sought-after location in Broughty Ferry.

THE LOUNGE



Having been in the same family since the 1960s, the home carries a strong mid-century design influence, creating a bright and welcoming interior with scope for reconfiguration or modernisation. The existing layout includes two public rooms, a compact kitchen, a utility room, a modern shower room, and two bedrooms, all offering charm and potential in equal measure.

THE DINING ROOM



THE KITCHEN



THE UTILITY & HALLWAY



BEDROOM 1



BEDROOM 2



THE SHOWER ROOM



Externally, the property is set within beautiful, established gardens and approached by a sweeping driveway with parking for several cars. The garden is private and well-maintained, offering a peaceful setting in which to relax or entertain, with plenty of space for gardening enthusiasts or outdoor living.

Perfectly positioned for convenience, the cottage offers easy access to the shops and amenities of Broughty Ferry, as well as the nearby beach, train station, and local schooling. Whether you're looking to enjoy the home just as it is or have a vision to reimagine and enhance it, this property offers the kind of potential that rarely comes to market.

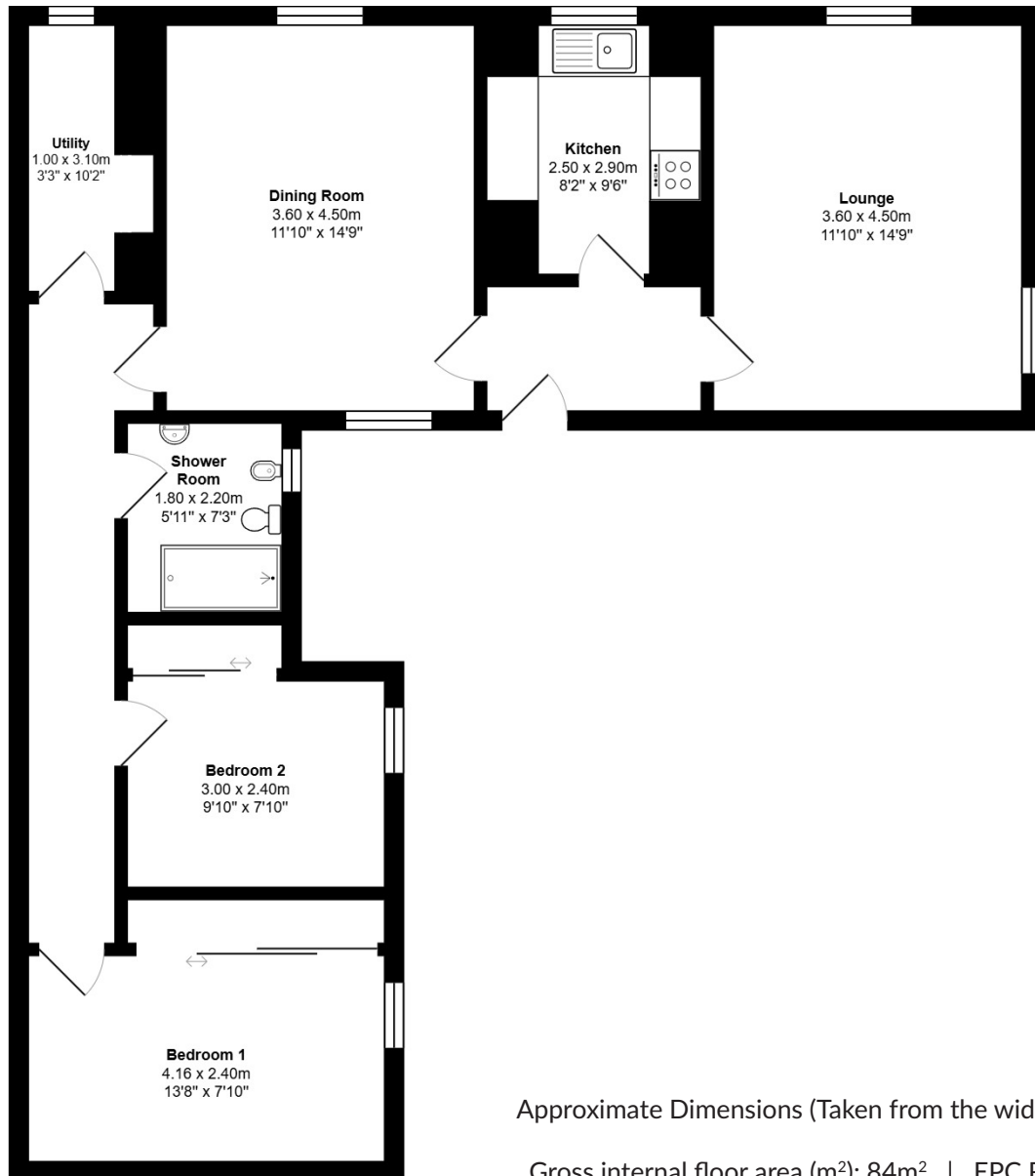
Viewing is highly recommended, come and discover whether you'll fall in love with it just as it is, or see the possibilities for something more.

EXTERNALS



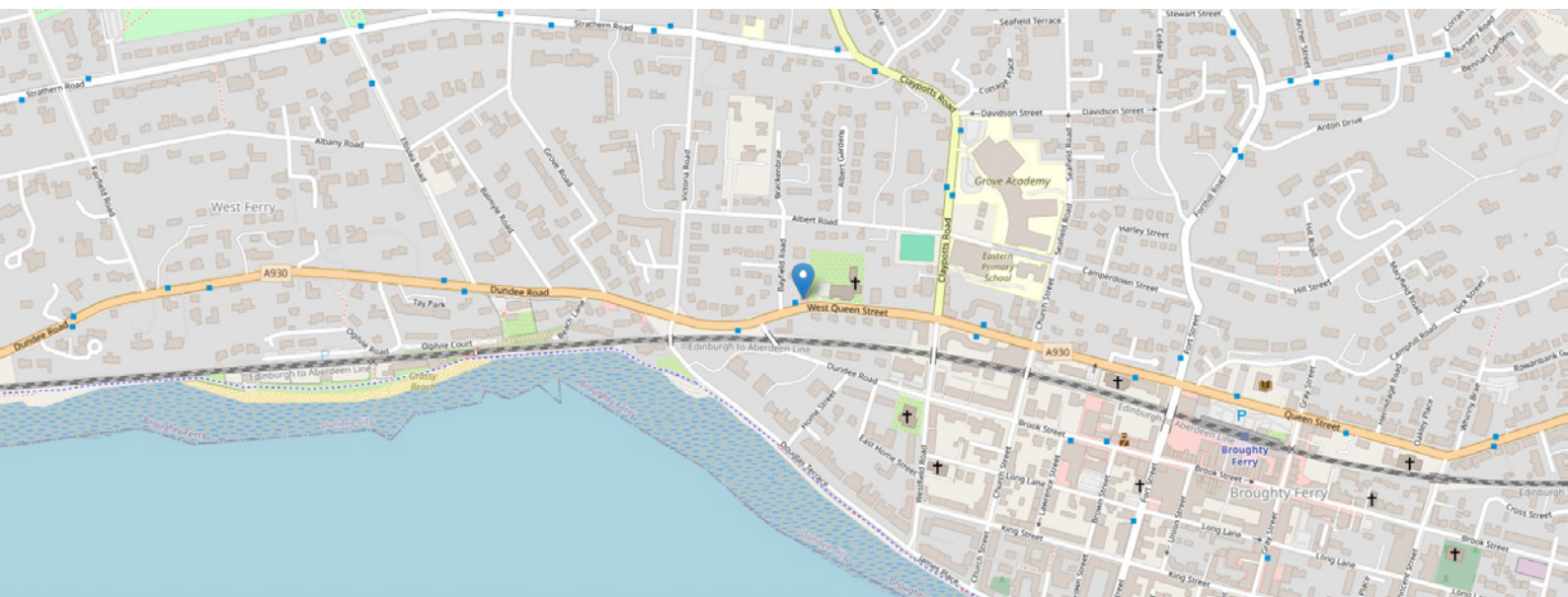


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 84m² | EPC Rating: E



THE LOCATION

Nestled in the charming coastal suburb of Broughty Ferry, this inviting property offers everything one might seek: seaside serenity, local convenience, and rich community atmosphere. The beach is just a short stroll away, its sandy shores and Promenade inviting relaxed morning walks, waterside lunches or leisurely afternoons with family. Overlooking the estuary, the historic Broughty Castle and its park add character and green space, perfect for seasonal exploration.





A few minutes' walk brings you to the heart of the town centre, where independent boutiques, cosy cafés, fine eateries and traditional pubs create a vibrant yet relaxed scene. Whether you're grabbing fresh bread from the bakery, enjoying an art exhibition, or dining out with friends, everything feels within easy reach.

Transport is a breeze thanks to the nearby train station, making trips into Dundee, Edinburgh or Aberdeen straightforward. Regular bus services offer practical options too, whether you're visiting the city centre or making local trips. The A92 and A90 roads provide easy access further afield, ideal for longer journeys across Scotland.

For active living, Broughty Ferry excels. There are tennis and pickleball facilities, watersports by the shore, and scenic walking or cycling routes along the seafront and beyond. Monikie Country Park and local golf clubs add further variety. Community life is strong here. Seasonal events, farmers' markets, art shows and local festivals foster a sense of belonging, perfect for those looking to stay engaged without overextending.

In short, this location blends coastal charm, practical amenities, transport links, and community warmth, an ideal fit for downsizers seeking a welcoming, easy-to-navigate lifestyle in a lovely seaside setting.



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