

8 Dornoch Place

BROUGHTY FERRY, DUNDEE, DD5 2PT



Three bedroom semi-detached home with a sun lounge and garage in a highly desirable location within Broughty Ferry



01382 721 212



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



Location! Location! location! This lovely home on Dornoch Place certainly offers a great location within the Broughty Ferry area. The house offers generous accommodation over two floors. This semi-detached home offers neat gardens to the front and rear designed with low maintenance in mind and offering scope for those with a passion for gardening.

THE LOUNGE



The house welcomes your arrival into the vestibule and onward to the hall. The lounge is spacious and offers a view over the front garden. The room is carpeted and has a feature fireplace as a focal point. The décor is modern contemporary.

THE KITCHEN



The kitchen is fitted with a range of floor and wall units and sufficient food preparation area. On the ground floor is the dining room or bedroom three



THE SUN ROOM



A sun lounge to the back of the house offers a comfortable space to relax in. The hall offers good storage solutions. From the hall, a door opens to the shower room.

THE SHOWER ROOM



A carpeted hall and stairs rise to the upper floor where we find two further bedrooms, each with built-in wardrobes.

BEDROOM 1



BEDROOM 2



To the rear of the house is a neat garden mostly laid to gravel chips creating a secure garden with clearly defined boundaries of wooden fence. A small patio area lies just outside the sunroom door. Viewing is essential to appreciate this meticulously presented home. Externally there is off road parking for several cars and a single garage.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP

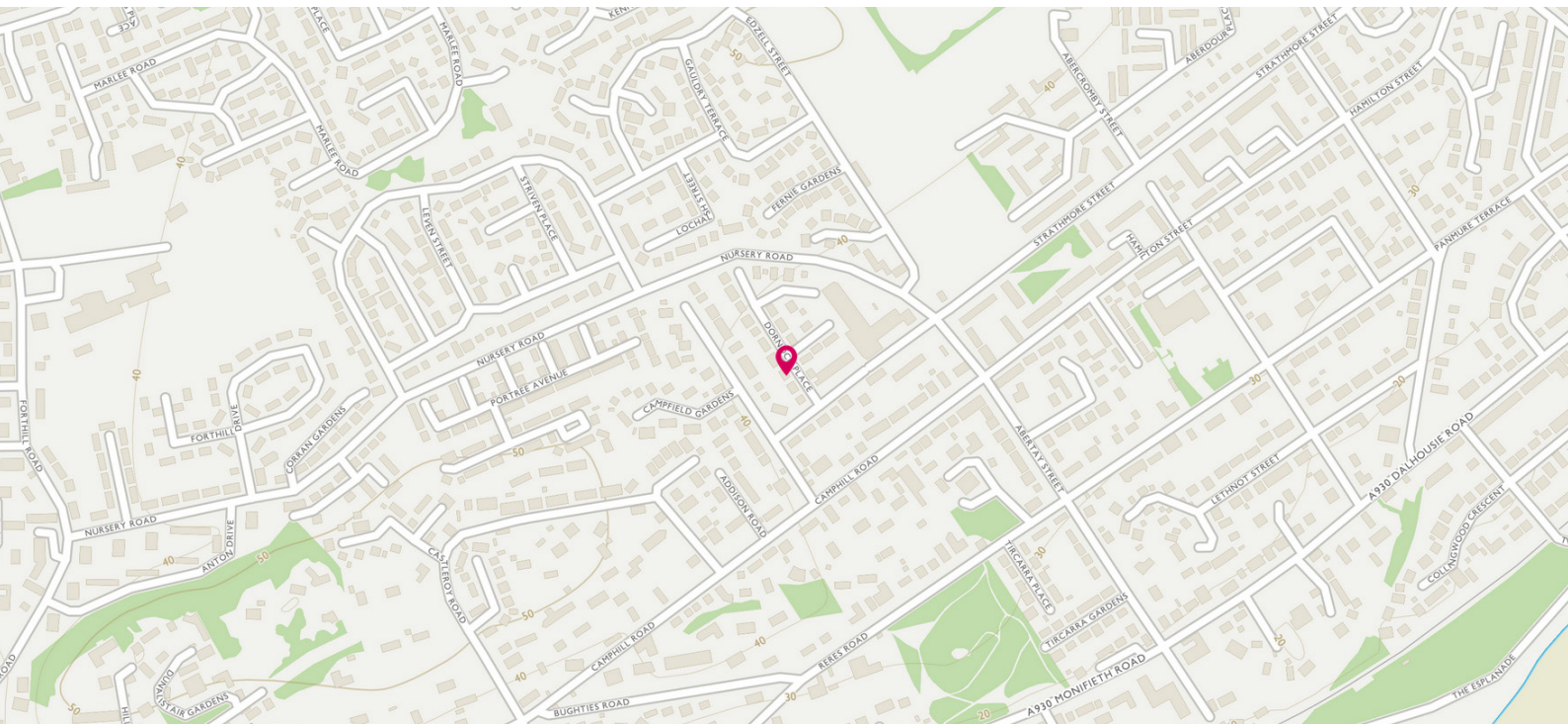


Approximate Dimensions (Taken from the widest point)

Lounge	5.10m (16'9") x 3.60m (11'10")
Kitchen	3.10m (10'2") x 2.60m (8'6")
Sun Room	2.90m (9'6") x 2.70m (8'10")
Bedroom 1	4.60m (15'1") x 3.50m (11'6")

Bedroom 2	2.80m (9'2") x 2.40m (7'10")
Bedroom 3	3.60m (11'10") x 2.50m (8'2")
Shower Room	2.00m (6'7") x 1.90m (6'3")

Gross internal floor area (m²): 89m²
EPC Rating: D



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.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01382 721 212

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk



Text and description
JAYNE SMITH
Corporate Account Manager



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
ALLY CLARK
Designer

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