




McEwan Fraser Legal

Solicitors & Estate Agents

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38 Strathmore Street

BROUGHTY FERRY, DUNDEE, ANGUS, DD5 2NL



Broughty Ferry

Broughty Ferry sits on the eastern side of the City of Dundee, on the shore of the Firth of Tay with an esplanade at the seafront. There is an abundance of shopping for everyday requirements on hand with a good selection of superstores and supermarkets as well as a wide variety of bars, restaurants, coffee shops and boutiques. The property also falls within the catchment areas of Forthill Primary and Barnhill Primary and is within easy walking distance. The secondary school is 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, several athletics facilities and there are several golf courses for the golfing enthusiasts. 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.

We are delighted to offer onto the open market this well-presented house situated in a quiet cul-de-sac location with front and rear gardens.

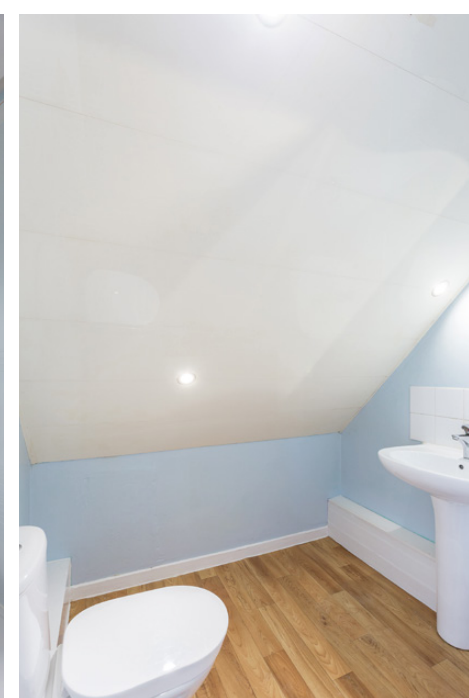
The property is accessed currently via the rear door as its closer to the parking. You then walk into the modern kitchen with an abundance of cupboards and work surfaces. The oven is fitted with hob over and extractor above. There is space for freestanding fridge freezer, washing machine and dishwasher with a small area to eat at if required. You then walk into the dining room with door to the hallway and open plan archway to the living room. The living room has been extended offering a good amount of space with a front-facing aspect. The hallway gives access to the front door with stairs to the first floor and downstairs bathroom. The bathroom has been refitted and offers a four-piece suite with a generous size offering sperate double shower, bath, WC and wash hand basin.

Upstairs are two double bedrooms one with a front and the other with a rear aspect both doubles in size. There is also a box room which could act as a nursery or study area and could be converted into a cloakroom.

Outside, to the front is a lawned small garden area and to the rear is a well maintained low maintenance garden well stocked and makes for a great place to enjoy some 'Al-fresco' dining. An internal viewing is highly recommended.

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Specifications & Details

Floor Plan, Dimensions & Map

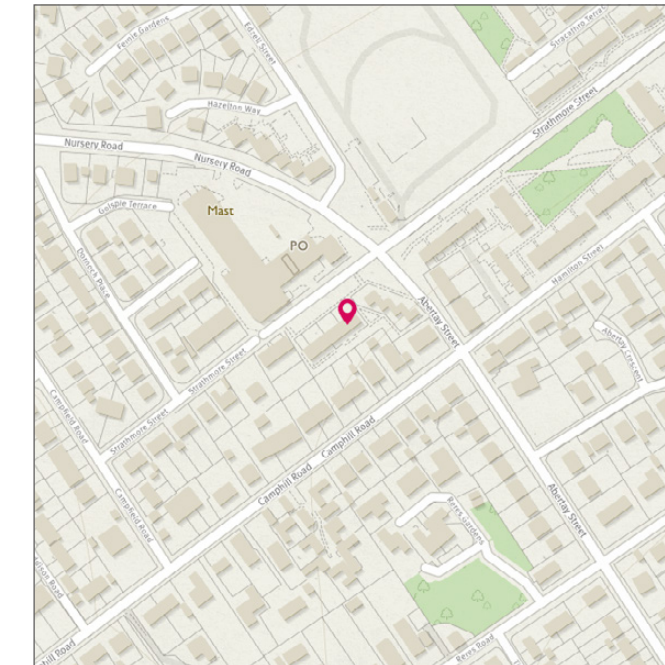


Approximate Dimensions (Taken from the widest point)

Lounge	3.60m (11'10") x 3.60m (11'10")
Dining Area	4.00m (13'1") x 3.80m (12'6")
Kitchen	3.80m (12'6") x 2.80m (9'2")
Bedroom 1	3.90m (12'10") x 2.90m (9'6")
Bedroom 2	3.90m (12'10") x 2.90m (9'6")
Bathroom	3.10m (10'2") x 2.00m (6'7")
WC	1.90m (6'3") x 1.60m (5'3")
Storage	2.00m (6'7") x 1.40m (4'7")

Gross internal floor area (m²): 94m² | EPC Rating: D

Extras (Included in the sale): Floor coverings, blinds, light fittings and appliances.





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Part
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Text and description
JAMES KEET
Surveyor



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
ALLY CLARK
Designer