

Thorntons
The right way to move

105a Strathern Road

Broughty Ferry
Dundee, DD5 1JU

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Property Summary

Forming part of a converted Edwardian house, this two-bedroom, triple-storey home enjoys exceptionally spacious rooms combining period character and modern interiors, supplemented by private gardens and parking. The ground-floor hallway, with a boot room, welcomes you in. An original staircase, naturally lit by a large window, leads to the main living level featuring a spacious bay-windowed living room flowing through to a large dining room and a contemporary, fully integrated kitchen with a breakfasting island - creating a wonderful open flow for everyday living, entertaining, cooking and dining. There are two double bedrooms, one on the principal living floor and another on the upper level, served by a four-piece bathroom and a separate, contemporary shower room. On the ground level you will find both a utility room and a spa room fitted with a hot tub with doors to the delightful private gardens. The property also benefits from a shared drive and a single garage. Extras: All fitted floor and window coverings, light fittings and integrated appliances are included in the sale.

Features

- Part of a traditional townhouse in sought-after Broughty Ferry
- Exceptionally generous accommodation over three floors
- Entrance hall with boot room
- Traditional stairs and naturally lit central landing
- Generous bay-windowed living room
- Dining room open to a contemporary fitted kitchen
- Two well-proportioned double bedrooms, one with extensive fitted wardrobe space
- Attractive four-piece bathroom with a separate shower
- Top floor contemporary shower room
- Magnificent, mature garden with patio seating
- Spa and utility room accessed from the garden
- Shared gravel drive and single garage
- Gas central heating and double glazing



















Click here to take a virtual tour











Broughty Ferry

Some four miles east of Dundee on the north bank of the Firth of Tay, Broughty Ferry promises the best of both worlds: a coastal lifestyle with the vibrant city on its doorstep.

During the Industrial Revolution, when Dundee established its wealth in ‘jute, jam and journalism’, the former fishing and whaling village of Broughty Ferry was transformed into one of the most affluent suburbs in Europe, which accounts for its rich stock of grand detached villas and mansion houses.

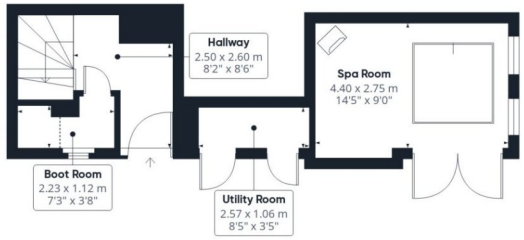
The seaside resort remains a popular tourist attraction today, with visitors drawn to its long, sandy beach and esplanade, 15th-century Broughty Castle, and its array of fashionable eating and drinking spots.

Broughty Ferry enjoys all the local amenities you would expect of a small town, which are supplemented, of course, with world-class shopping, culture, and heritage in Dundee. The UK’s first UNESCO City of Design, Dundee was also named Best Place to Live in Scotland 2019 by The Sunday Times.

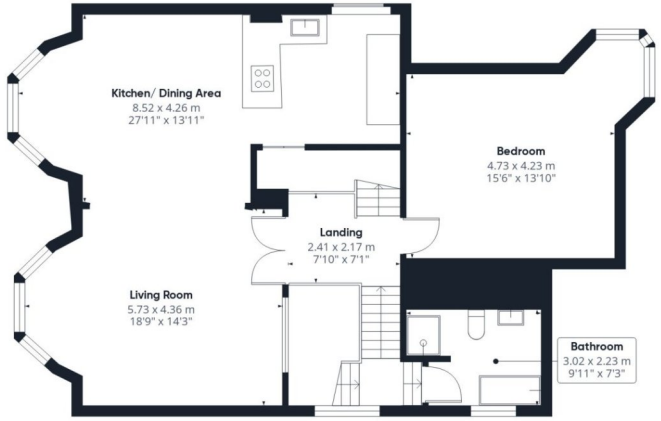
In addition to excellent road (and public bus) links for local and national travel, Broughty Ferry station operates regular services to Dundee and further afield to Aberdeen, Arbroath, and Edinburgh. Daily flights and direct trains to London are also available from Dundee Airport and Dundee train station, respectively.

Broughty Ferry offers education at all levels, with nursery schools, three primary schools, and a secondary school. Independent schooling and childcare options are also available nearby, including the prestigious High School of Dundee.

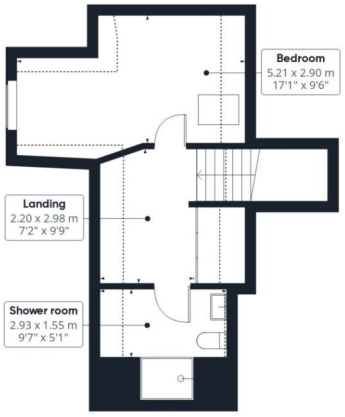
Floorplan



Main Floor Building 1



FLoor Level 2 Building 1



Floor Level 3 Building 1



Main Floor Building 2

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Approximate total area(1)

162.7 m²

1753 ft²

Reduced headroom

7.8 m²

84 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

PROPERTY STUDIOS

While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.



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