

Thorntons
The right way to move

1 Campfield Gardens

Broughty Ferry, Dundee,
DD52NH

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Property Summary

Set within sought-after Broughty Ferry, this spacious detached house has been sympathetically extended and tastefully modernised to create two floors of versatile family accommodation, surrounded by private gardens and offering a drive and garage.
Set behind an established landscape garden, the front door opens into a large reception hallway, with built-in storage and a guest WC. Overlooking the front garden from its box bay window is a bright living room, while the rear of the house enjoys a lovely semi-open-plan flow - ideal for busy family life, entertaining, and relaxing. Here you will find a second living/family room, a large formal dining area with garden views and a contemporary kitchen with dual garden access. The grey Shaker units neatly hides an impressive range of integrated appliances, framed by ample worktop space.

Features

- Modern detached house in sought-after Broughty Ferry
- Stylishly upgraded and extended family home
- Reception hallway with storage and guest WC
- Formal, front-facing living room with garden views
- Second living/family room with a semi-open-plan layout
- Dining area with large window and patio doors to the garden
- Contemporary fully integrated kitchen with garden access
- Large, naturally lit first-floor landing with storage
- Three bright and airy double bedrooms
- Modern bathroom with a separate shower and vanity storage
- Gas central heating and double glazing
- Mature and landscaped private gardens with seating area
- Gated, paved drive leading to a single garage for private off-street parking











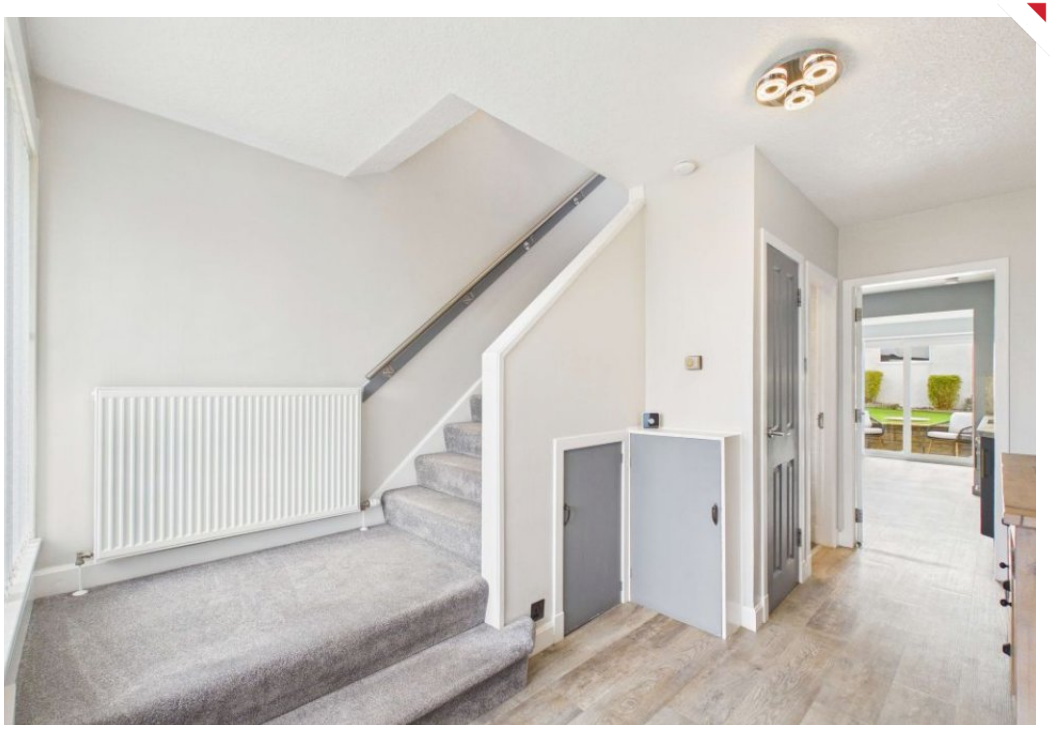


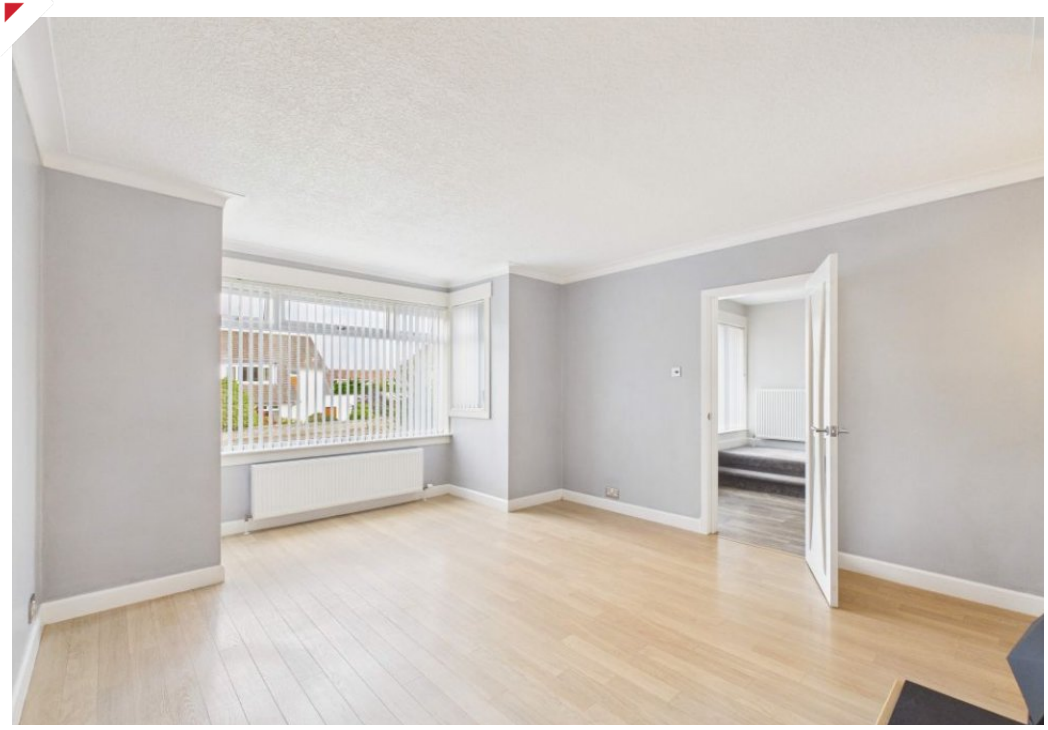




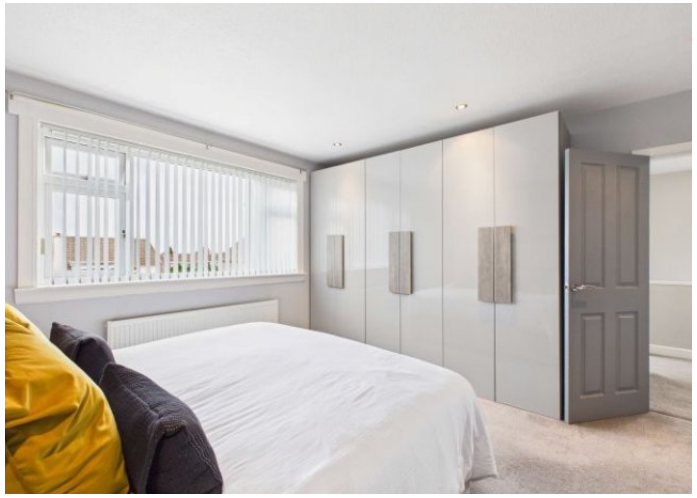


















Upstairs, a naturally lit landing with attic access, leads to three double bedrooms, including two particularly large bedrooms and a third smaller double, currently utilised as an office. Completing the home is a modern four-piece bathroom with a separate shower and vanity storage. Double glazing and gas central heating create year-round comfort.
Outside, the home enjoys lovely landscaped garden grounds with outdoor patio area and established planting giving the setting a leafy feel. A gated drive and a single garage provide ample private off-street parking.

Extras: All fitted floor and window coverings, light fittings and integrated appliances included in the sale.





Click here to take a virtual tour











Broughty Ferry, Dundee

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.

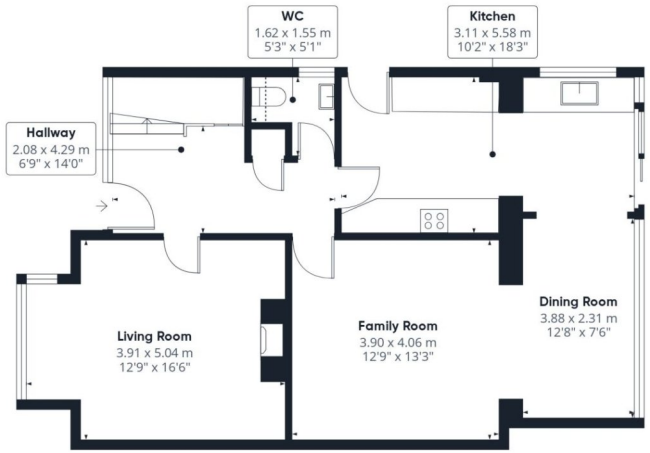
The seaside resort remains a popular tourist attraction today, with visitors drawn to its long, sandy beach and esplanade, 15th-century Broughty Castle, and its array of fashionable eating and drinking spots.

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. I

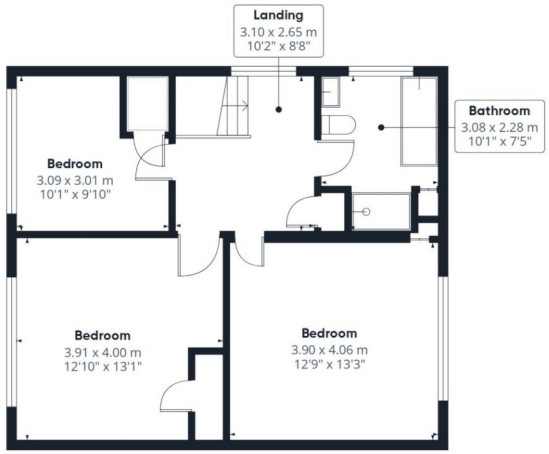
n addition to excellent road (and public bus) links for local and national travel, Broughty Ferry station operates regular services to Dundee and further afield to Aberdeen, Arbroath, and Edinburgh. Daily flights and direct trains to London are also available from Dundee Airport and Dundee train station,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

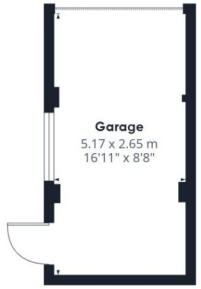
Floorplan



Main Floor Building 1



FLoor Level 2 Building 1



Main Floor Building 2

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Approximate total area(1)

140.2 m²
1509 ft²

Reduced headroom

0.3 m²
3 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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