

Thorntons
The right way to move

18 Lawers Drive

Broughty Ferry, Dundee,
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Property Summary

Set within a popular development in sought-after Broughty Ferry, this detached house offers an inviting setting for family life, with generous accommodation, a practical layout and private gardens extending around three sides. Its combination of sociable reception rooms, four bedrooms and useful everyday features provides flexibility for growing families, visiting relatives and working from home. The hall leads into a bay-windowed living room, offering a comfortable place for the family to gather. A dining room enjoys a sunny aspect, with French doors opening onto the garden, making it ideal for family meals, celebrations and relaxed summer entertaining. The modern kitchen which includes integrated fridge, freezer and dishwasher is complemented by a utility room and WC, helping keep busy household routines running smoothly.

Features

- Contemporary detached house in Broughty Ferry
- Attractively presented modern interiors
- Entrance hallway
- Generous bay-windowed living room
- Sunny dining room with French doors
- Modern well-appointed kitchen
- Landing with storage
- Main bedroom with wardrobe and en-suite
- Three more spacious bedrooms
- Family bathroom with overhead shower
- Handy utility room and WC
- Floored and lit loft space
- Private front, rear and side gardens
- Integral garage and private driveway
- Gas central heating and double glazing

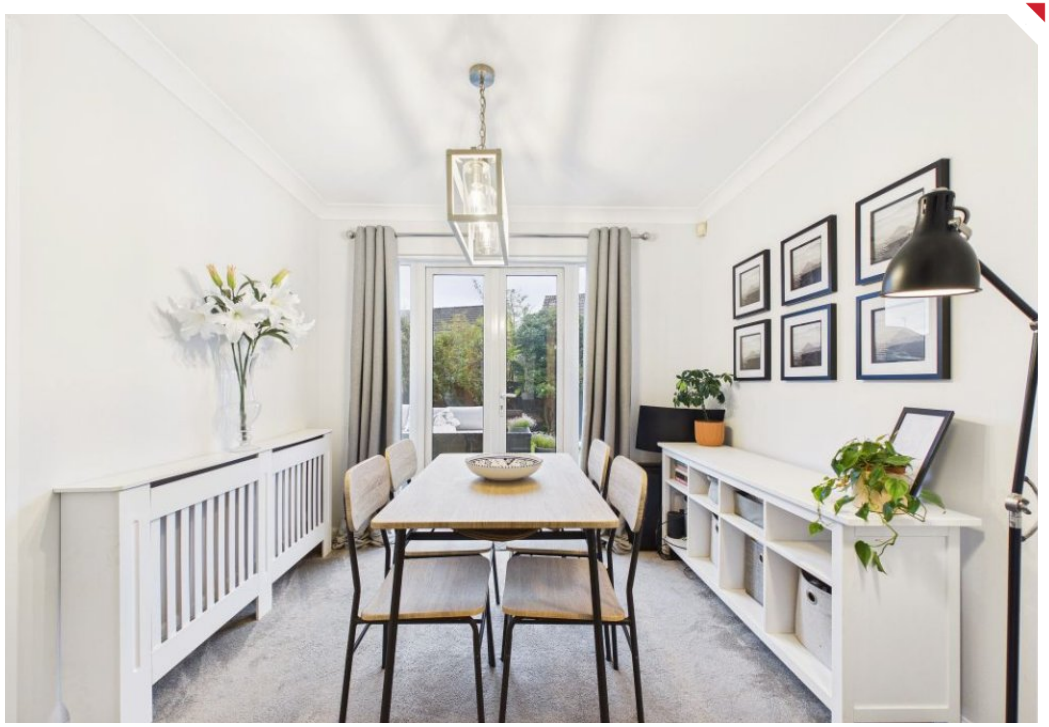





Three Little Pigs










Ninja



















Upstairs, the main bedroom benefits from a fitted wardrobe and en-suite shower room, while three further spacious bedrooms offer room for children, guests or a dedicated home office. A family bathroom with an overhead shower serves the remaining bedrooms, and useful landing storage adds further practicality. Outside, the private gardens provide valuable space for children to play and for the whole family to relax or enjoy time outdoors. An integral garage and double driveway offer convenient parking and storage. Gas central heating and double glazing complete the home. Located in a sought-after Broughty Ferry neighbourhood, the property combines a family-friendly setting with the space and flexibility needed for everyday life.





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.

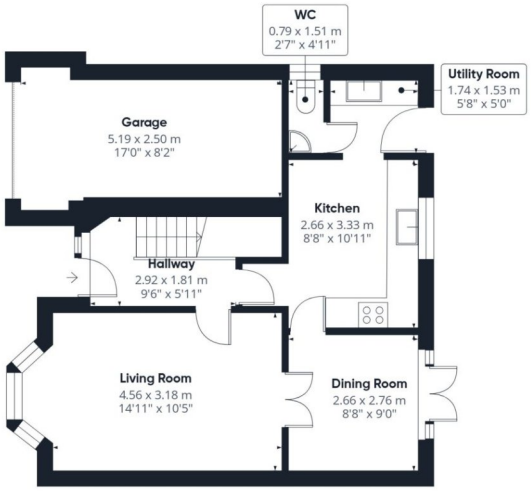
During the Industrial Revolution, when Dundee established its wealth in ‘jute, jam and journalism’, the former fishing and whaling village of Broughty Ferry was transformed into one of the most affluent suburbs in Europe, which accounts for its rich stock of grand detached villas and mansion houses.

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.

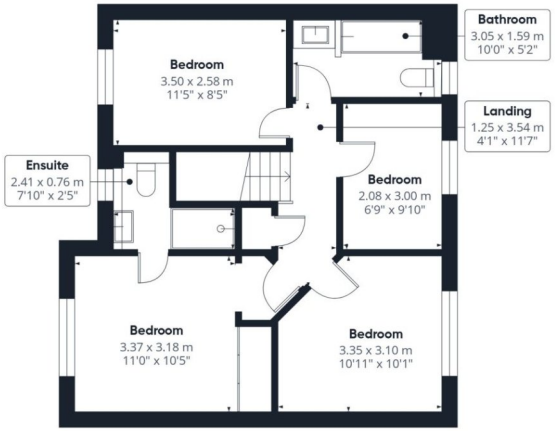
The UK’s first UNESCO City of Design, Dundee was also named Best Place to Live in Scotland 2019 by The Sunday Times. In addition to excellent road (and public bus) links for local and national travel, Broughty Ferry station operates regular services to Dundee and further afield to Aberdeen, Arbroath, 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





FLoor Level 2

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Approximate total area(1)

105.7 m²

1138 ft²

(1) Excluding balconies and terraces

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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