

Thorntons
The right way to move

109 Dundee Road,

Broughty Ferry, Dundee,
DD5 1HX

2 | 3 | 2 | EPC D

Thorntons Property | James Thomson House, 8 Riverside Road, Dundee, DD1 4BJ, United Kingdom | 01382 200099 | dundeeea@thorntons-law.co.uk
www.thorntons-property.co.uk

Property Summary

Enjoying views towards the River Tay and set close to Broughty Ferry's shops, pubs and restaurants, this detached dormer bungalow offers flexible accommodation, enclosed gardens and exceptional private parking. The extended living/dining room is the standout space, with patio doors, two sets of bi-folding doors and three Velux windows, while the breakfasting kitchen is another airy room, with French doors and a further Velux window. A separate sitting room, three bedrooms and two bathrooms provide versatility, including a ground-floor bedroom and bathroom. Outside, the rear garden has a raised sun-trap deck, three sheds and a greenhouse, and two driveways with a detached garage allow parking for multiple vehicles, including a motorhome or caravan. Gas central heating, double glazing, CCTV, an alarm and recently fitted lockable front gates add further practicality.

Extras: Fitted floor coverings and light fittings are included.

Features

- Detached dormer bungalow in Broughty Ferry
- Scenic views towards the River Tay
- Entrance vestibule and central hall with storage
- Extended living/dining room with patio doors
- Two bi-folding door sets and three Velux windows
- Breakfasting kitchen with French doors and Velux windows
- Separate sitting room
- Three bedrooms, two with wardobes
- Bathroom and upstairs shower room
- Enclosed rear garden with new artificial grass for dogs
- Raised sun-trap deck, three sheds and greenhouse
- Two driveways, garage and parking for 8+ vehicles
- Gas central heating and double glazing



















Click here to take a virtual tour











Broughty Ferry

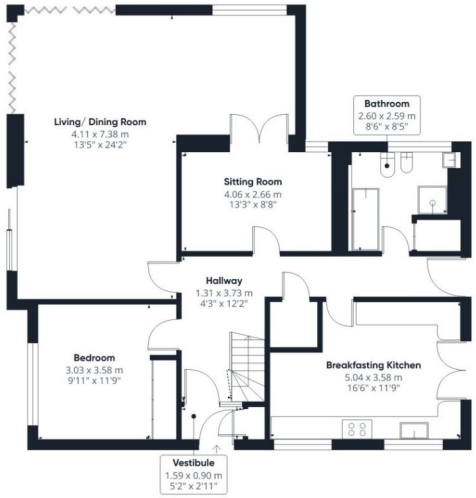
Some four miles east of Dundee on the north bank of the Firth of Tay, Broughty Ferry promises the best of both worlds: a coastal lifestyle with the vibrant city on its doorstep. During the Industrial Revolution, when Dundee established its wealth in ‘jute, jam and journalism’, the former fishing and 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.

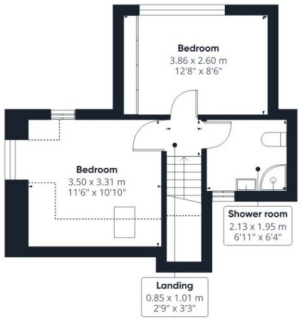
The UK’s first UNESCO City of Design, Dundee was also named Best Place to Live in Scotland 2019 by The Sunday Times. In addition to excellent road (and public bus) links for local and national travel, Broughty Ferry station operates regular services to Dundee and further afield to Aberdeen, Arbroath,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



Main Floor Building 2

Thorntons
The right way to move

Approximate total area(1)

148.9 m²

1603 ft²

Reduced headroom

5.1 m²

55 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.



Thorntons

The right way to move

Our Branches

ANSTRUTHER
5A Shore Street
Anstruther, KY10 3EA
01333 310481
anstrutherea@thorntons-law.co.uk

BONNYRIGG
3-7 High Street
Bonnyrigg, EH19 2DA
0131 663 7135
bonnyriggea@thorntons-law.co.uk

DUNDEE
James Thomson House, 8 Riverside
Road, Dundee, DD1 4BJ
01382 200099
dundeeea@thorntons-law.co.uk

PERTH
7 Whitefriars Crescent
Perth, PH2 0PA
01738 443456
perthea@thorntons-law.co.uk

FORFAR
53 East High Street
Forfar, DD8 2EL
01307 466886
forfarea@thorntons-law.co.uk

ARBROATH
Brothockbank House,
Arbroath, DD11 1NE
01241 876633
arbroathea@thorntons-law.co.uk

CUPAR
49 Bonnygate
Cupar, KY15 4BY
01334 656564
cuparea@thorntons-law.co.uk

EDINBURGH
Citypoint, 3rd Floor, 65 Haymarket
Terrace, Edinburgh, EH12 5HD
0131 297 5980
edinea@thorntons-law.co.uk

ST ANDREWS
17-21 Bell Street
St Andrews, KY16 9UR
01334 474200
standrewsea@thorntons-law.co.uk

INVERNESS/HIGHLANDS
Kintail House, Beechwood Park, 2 Sir
Walter Scott Drive, Inverness, IV2 3BW
01463 575643
genea@thorntons-law.co.uk

@ThorntonsPropertyServices @thorntonsproperty @ThorntonsPS

Thorntons is a trading name of Thorntons Law LLP
Regulated by The Law Society of Scotland