



Thorntons

Offers Over £203,500



R1/1, 60 Dundee Road, Broughty Ferry,
Dundee, DD5 1HY

Commanding spectacular panoramic views, this first and second floor property is in excellent ready to live in condition throughout. The top/second floor accommodation incorporates a spacious lounge/ dining room taking full advantage of the magnificent views to the river and beyond through bright picture windows and a well appointed kitchen with an extensive range of wall and base units with integral hob, oven, hood, microwave, fridge/freezer and dishwasher.

At first floor level two of the bedrooms take advantage of the views south to the river, with a third bedroom to the rear. A fully tiled bathroom with attractive accessories completes the accommodation on this level.

To the exterior there is a private car park for the block on the Dundee Road side and an attractive shared/professionally maintained garden on the south elevation.

The property has gas fired central heating with a modern condenser boiler system and benefits from double glazing. On the stair which links the two floors there is a feature designer chrome handrail and balustrades with glazed panelling on the upper landing. Quality carpeting together with curtains and blinds, where fitted, are included in the sale.

Internal viewing is essential to enable potential buyers to fully appreciate the ready to live in nature of this impressive home.

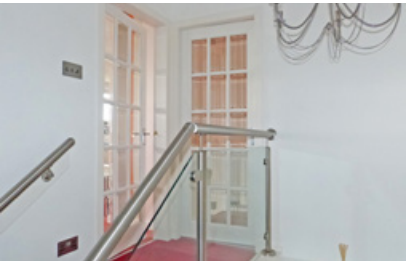
Central Broughty Ferry and all its amenities and services including the shopping area, schools, bars, cafes and restaurants are all within walking distance. The property is convenient for the popular harbour and shore area. Ample public transport is to hand including regular bus and rail services through to Dundee City and beyond.

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Room Dimensions

Lounge	20'9 x 12'03	(6.32m x 3.73m)
Kitchen	12'2 x 12'6	(3.71m x 3.81m)
Bedroom 1	13'11 x 13'8	(4.24m x 4.17m)
Bedroom 2	13'7 x 10'3	(4.14m x 3.12m)
Bedroom 3	11'10 x 6'11	(3.61m x 2.11m)
Bathroom	9'3 x 6'1	(2.82m x 1.85m)



Illustrative only. Not to scale.



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PSPC

thspc



fifehspc
Argyll and Bute

spc
scotland



1 Public



Private Parking



3 Bed



EPC Rating



1 Bath



Thorntons is a trading name of Thorntons Law LLP.

Note: While Thorntons make every effort to ensure that all particulars are correct, no guarantee is given and any potential purchasers should satisfy themselves as to the accuracy of all information.

Floor plans or maps reproduced within this schedule are not to scale, and are designed to be indicative only of the layout and location of the property advertised.