



4 Ogilvie Road, Broughty Ferry, Dundee, DD5 1LU
Offers Over £395,000

Thorntons 



This property offers a rare opportunity to purchase a detached south facing bungalow with panoramic river views in a prime location.

The accommodation has been tastefully refurbished with modern quality appliances complimenting the neutral décor and flooring. The internal layout is designed to take advantage of the property's elevated southern aspect with the lounge, dining room and both main bedrooms enjoying views of the Tay from Broughty Castle to the road bridge and the Fife coastline beyond.





The kitchen is fitted with a range of integrated appliances and storage units, including an induction hob, microwave oven, multi-function oven, fridge, freezer and dishwasher. The utility room, located off the kitchen, has a sink with storage below and is plumbed for a washing machine and tumble drier.

The flooring is a mix of natural wood, fitted carpets and tiles with under floor heating installed in the master bedroom's ensuite.

There is gas central heating, triple glazed tilt and turn windows and a security alarm.





The integral double garage has power, light, a water supply and a remote control electric door. The entrance drive affords additional off street car parking.

The house is set in mature well stocked gardens.

Ogilvie Road is a quiet cul-de-sac of individually designed houses accessed from Dundee Road. There is a pedestrian link to the recently upgraded grassy beach walkway and cycle path providing access by a scenic river walk to central Broughty Ferry.

EPC Band - D



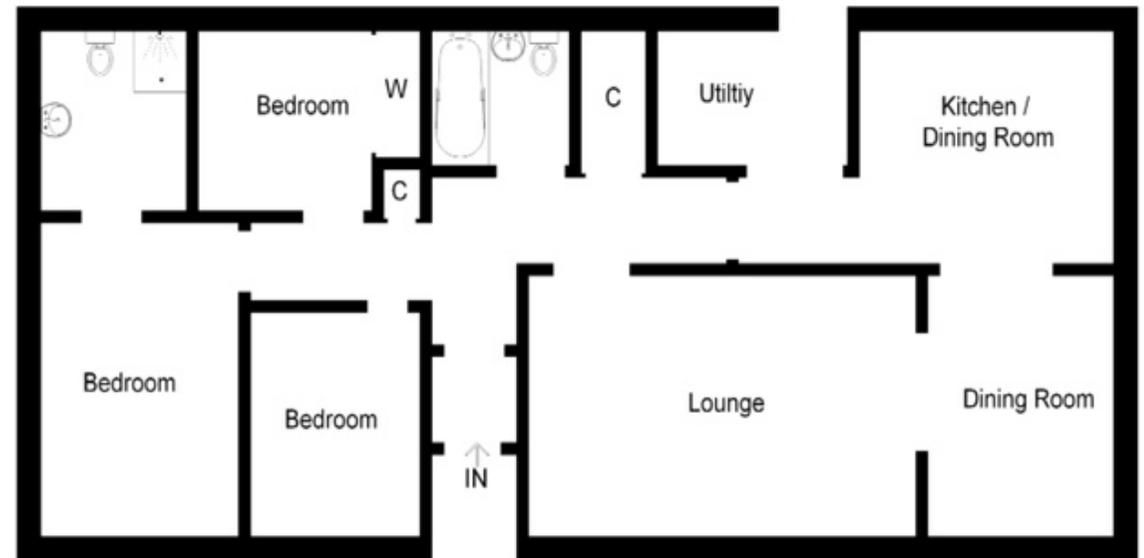






Room Dimensions

Lounge	21'10 x 14'9	(6.65m x 4.50m)
Dining Room	14'7 x 9'10	(4.45m x 3.00m)
Kitchen	19'5 x 8'7	(5.92m x 2.62m)
Bedroom 1	16'9 x 13'1	(5.11m x 3.99m)
En suite Shower Room	11'1 x 6'6	(3.38m x 1.98m)
Bedroom 2	13'4 x 9'11	(4.06m x 3.02m)
Bedroom 3	8'8 x 6'6	(2.64m x 1.98m)
Bathroom	7'2 x 5'3	(2.18m x 1.60m)
Utility Room	9'8 x 5'3	(2.95m x 1.60m)
Double Garage		





Thorntons 

Dundee: Whitehall House, 33 Yeaman Shore, Dundee DD1 4BJ

Tel: 01382 200099 E: dundee@thorntons-law.co.uk

thorntons-property.co.uk

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.