



10a Esplanade
| Broughty Ferry | DD5 2EL

Thorntons 
Let's get a move on!



In a much sought after location this 2 storey stone built property of character has its main accommodation at ground floor level with an attractive original winding staircase leading to the first floor level where there is a second bedroom.



Access at ground floor level to the property is by an entrance area shared by two properties. Main door access to 10a gives way to the hallway and ground floor rooms. The spacious lounge has a bay window, ornate cornice and central ceiling rose, an attractive antique style fireplace with open fire facility and enjoys open outlook towards the beach and estuary beyond. There is a large dining kitchen located to the rear with a rear porch/utility area leading to the rear garden area where there is access by lane to Castle Street. Ground floor accommodation is completed by a bedroom and shower room with designer suite. The property benefits from gas central heating and is sold with floor coverings included. Within the spacious dining kitchen there is an integrated hob, oven and hood and ample space for other appliances. There is a private garden to both the front and back of the property. Storage can be found in the shared outhouse to the rear.

Central Broughty Ferry and all its amenities and services are within short walking distance including the Brook Street shopping area, the popular harbour area and a variety of shops, restaurants, cafés and bars. Broughty Ferry Railway Station and other public transport is located close by. Excellent schooling can also be found within Broughty Ferry.



- Lounge with Bay Window
- Retained Character Throughout
- Spacious Dining Kitchen
- Utility Porch
- 2 Bedrooms
- Designer Shower Room
- Gas Central Heating
- Floorcoverings, EPC-D
- Open Views to Estuary
- Private Front & Rear Gardens



Lounge	20'3 x 19'3 6.17m x 5.87m
Kitchen/Dining	18'9 x 11'0 5.72m x 3.35m
Shower Room	7'5 x 6'3 2.26m x 1.91m
Bedroom 1	12'8 x 12'1 3.86m x 3.68m
Bedroom 2	12'5 x 11'10 3.78m x 3.61m



Illustration For Identification Purposes Only. Not To Scale (ID:476023 / Ref:67323)