



The Garden House, 165 Gray Street  
| Broughty Ferry | DD5 2HZ

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## Description

This is an exceptional opportunity to purchase a detached bungalow in a prime Broughty Ferry location. This exclusive property situated in the heart of Broughty Ferry which provides immediate access to many local amenities including: schools, beach, harbour, boutique shops, cafés, supermarkets, train station, bus and commuter routes into central Dundee. Being Scotland's fourth largest city Dundee has all the amenities expected from a major centre including: V&A design museum, mainline railway station and domestic airport both which offer daily connections to the South of England.





#### Description

The Garden House offers comfortable accommodation which comprises: Bright lounge with feature gas fire, contemporary kitchen / dining room with patio doors leading to the private garden grounds, separate W/C, utility room, bathroom with four piece suite and two well-proportioned double bedrooms.

The comprehensive list of attributes include double glazing, gas fired underfloor heating throughout and integrated wardrobes in both bedrooms.

The kitchen was designed by Selan Design Broughty Ferry and incorporates an integrated fridge, freezer, microwave, dishwasher, induction hob and extractor fan.

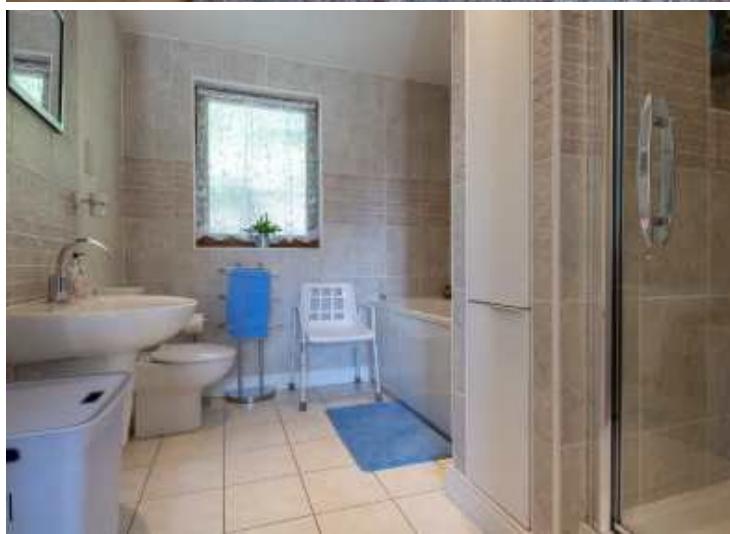
Please Note- All kitchen/utility room appliances and lounge television will be included in the sale.

Externally the property benefits from beautifully maintained private garden grounds. The property is accessed by an electric gate leading to a private parking for only three properties. The Garden House's own private parking can accommodate 2 - 4 cars. Additional external features include outside water tap and garden shed.

Internal viewing is essential to enable potential buyers to fully appreciate the extent and quality of accommodation within this magnificent family home. EPC C









Lounge	17'03 x 14'01	5.26m x 4.29m
Kitchen / Dining Room	17'03 x 16'00	5.26m x 4.88m
Utility Space	6'07 x 5'11	2.01m x 1.80m
W/C	5'02 X 3'09	1.57m X 1.14m
Bathroom	9'08 x 7'09	2.95m x 2.36m
Bedroom	17'02 x 12'02	5.23m x 3.71m
Bedroom	13'10 x 12'05	4.22m x 3.78m

