

T: 01382 200099

E: dundee@thorntons-law.co.uk

www.thorntons-property.co.uk

Thorntons 
The right way to move

Dundee | Anstruther | Arbroath | Cupar | Edinburgh
Forfar | Kirkcaldy | Montrose | Perth | St Andrews



45 Heriot Gate

Cross Street | Broughty Ferry | DD5 2DY



45 Heriot Gate

Cross Street | Broughty Ferry | DD5 2DY

Offers Over £180,000

This is an outstanding opportunity to purchase a terraced villa in a prime central Broughty Ferry Location. Cross Street is ideally situated for: boutique shops, supermarkets, cafés, restaurants, beach, harbour, schools, train station and commuter bus routes. Nearby Dundee being Scotland's fourth largest city has all the amenities expected from a major centre including a mainline railway station and domestic airport. Both offer regular connections to the South of England.

The subject property offers comfortable accommodation which comprises: Bright lounge, dining room with patio doors leading to the private garden, kitchen, shower room with wet wall fittings, adaptable study and two well proportioned bedrooms. The comprehensive list of attributes include double glazing, electric heating and integrated mirrored wardrobes in both bedrooms. Externally the property benefits from an easily maintained private rear garden and residential parking facilities. This is an ideal family home and early viewing is highly recommended. EPC Rating - D.



- Terraced Villa

- Central Broughty Ferry

- Lounge

- Dining Room

- Kitchen

- 2 Bedrooms

- Study

- Electrical Central Heating

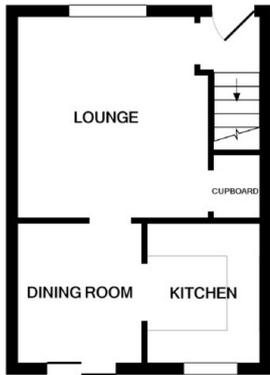
- DG: EPC - D

- Private Garden





Lounge	14'02 x 13'04	4.32m x 4.06m
Dining Room	9'09 x 9'01	2.97m x 2.77m
Kitchen	9'09 x 8'03	2.97m x 2.51m
Shower Room	6'10 x 6'03	2.08m x 1.91m
Bedroom	11'02 x 10'01	3.40m x 3.07m
Bedroom	11'00 x 10'05	3.35m x 3.18m
Study	7'07 x 6'10	2.31m x 2.08m



GROUND FLOOR



1ST FLOOR

Thorntons is a trading name of Thorntons 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.

[aspc](#)
[êspc](#)
[fifêspc](#)
[p̂spc](#)
[t̂spc](#)
[ŝpc](#)



Thorntons 
 The right way to move

T: 01382 200099

E: dundee@thorntons-law.co.uk www.thorntons-property.co.uk

Dundee | Anstruther | Arbroath | Cupar | Edinburgh | Forfar | Kirkcaldy | Montrose | Perth | St Andrews