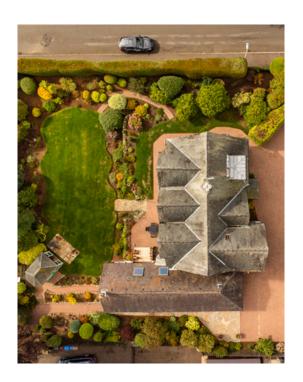
# WHINSBY 8 ABERCROMBY STREET

Broughty Ferry, Dundee, DD5 2QT



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### PROPERTY NAME

Whinsby, 8 Abercromby Street

### LOCATION

Broughty Ferry, DD5 2QT

### APPROXIMATE TOTAL AREA:

338.0 sq. metres (3638.3 sq. feet)

Ground Floor - First Floor -Externals -

The floorplan is for illustrative purposes. All sizes are approximate.





## TRADITIONAL

DETACHED HOUSE IN BROUGHTY FERRY



8 Abercromby Street is a generous, traditional detached house, built in the early 1900s by architect John Turnbull Maclaren and situated on an established street in Broughty Ferry, occupying a large corner plot with mature gardens and excellent private parking. The house has been a well-loved family home over the years, and there is an opportunity for the new owner to utilise the many features of the house to put their own stamp on it. Excellent amenities can be found in the immediate area, such as shops, including high street stores, independent retailers, and supermarkets, transport links, with two train stations a short distance from the property, schools covering primary and secondary levels, and beautiful outdoor spaces, including parks, Broughty Ferry Nature Reserve, and the beach. The heart of Dundee city centre is also just five miles away.

### GENERAL FEATURES

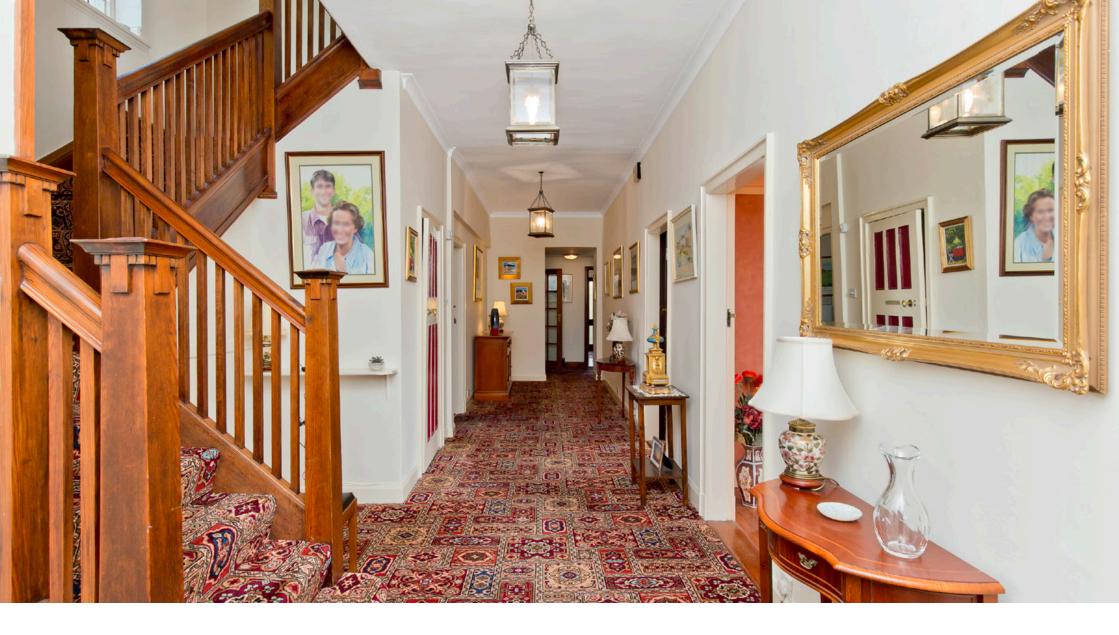
- Traditional (approx. 1909) detached house in Broughty Ferry
- Spacious and flexible accommodation
- Opportunity to carry out some modernisation
- EPC Rating D

### ACCOMMODATION FEATURES

- Entrance vestibule and hall with storage and WC
- Large, dual-aspect drawing room
- Spacious formal dining room
- Dining kitchen with separate utility room
- · Light-filled sunroom with garden access
- Versatile home office
- Four generous double bedrooms
- One en-suite shower room
- Bright family bathroom
- · Gas central heating and a combination of single-glazed sashand-case and double-glazed windows

### **EXTERNAL FEATURES**

- Large, mature, and beautifully maintained gardens with a charming summerhouse
- Detached double garage and multi-car driveway





### WELCOMING YOU

INTO THE HOME

The house is screened from the road by neat hedges and a sweeping driveway creates a welcoming approach. The front door opens into a practical entrance vestibule, flowing through to a long, wide hall with built-in storage and a useful WC.

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## A NUMBER OF FORMAL AND RELAXED RECEPTION ROOMS

The house accommodates three main reception areas, allowing the new owner to create formal and more relaxed spaces to suit their own needs.

The first is an impressive drawing room, occupying a generous footprint and flooded with natural light throughout the day owing to a wealth of glazing, including two bay windows. The room features a grand fireplace, fitted shelving, and warm wood flooring, and it has a sliding door into the neighbouring formal dining room.









A delightful sunroom is connected to the kitchen, offering the perfect space to retreat and relax after meals and boasting a wealth of glazing allowing natural light to stream in throughout the day and framing views of, as well as affording access to, the garden.

Finally, a home office offers an ideal quiet space for those who work or study from home, with potential to be utilised in a number of different ways to suit the modern family lifestyle, such as a relaxed TV/family room, a children's playroom, a teenager's den, or a fifth bedroom, if desired.



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# LARGE, WELL-APPOINTED COOKING ZOKE

The kitchen is appointed with a wide range of cabinetry, plentiful workspace, and splashback panels, with integrated appliances comprising an oven and combination microwave oven, a gas hob, an extractor fan, a fridge, a freezer, and a dishwasher.







# DINING KITCHEN

WITH SEPARATE UTILITY ROOM

The kitchen also has plenty of space for a central seated dining area which is ideal for casual meals, morning coffee, and socialising while cooking, whilst a separate utility room (with external access) houses additional cabinets and workspace, a sink, and space for a washing machine.



WHINSBY

### TRANQUIL BEDROOMS

FOR A PEACEFUL NIGHT'S REST











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The home's four bedrooms are all on the first floor, approached via a landing with built-in storage, and consist of four bright and spacious doubles. The particularly generous, dual-aspect principal bedroom is supplemented by a built-in wardrobe and an en-suite shower room, whilst the remaining three bedrooms feature characterful fireplaces.

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# TWO WASHROOMS



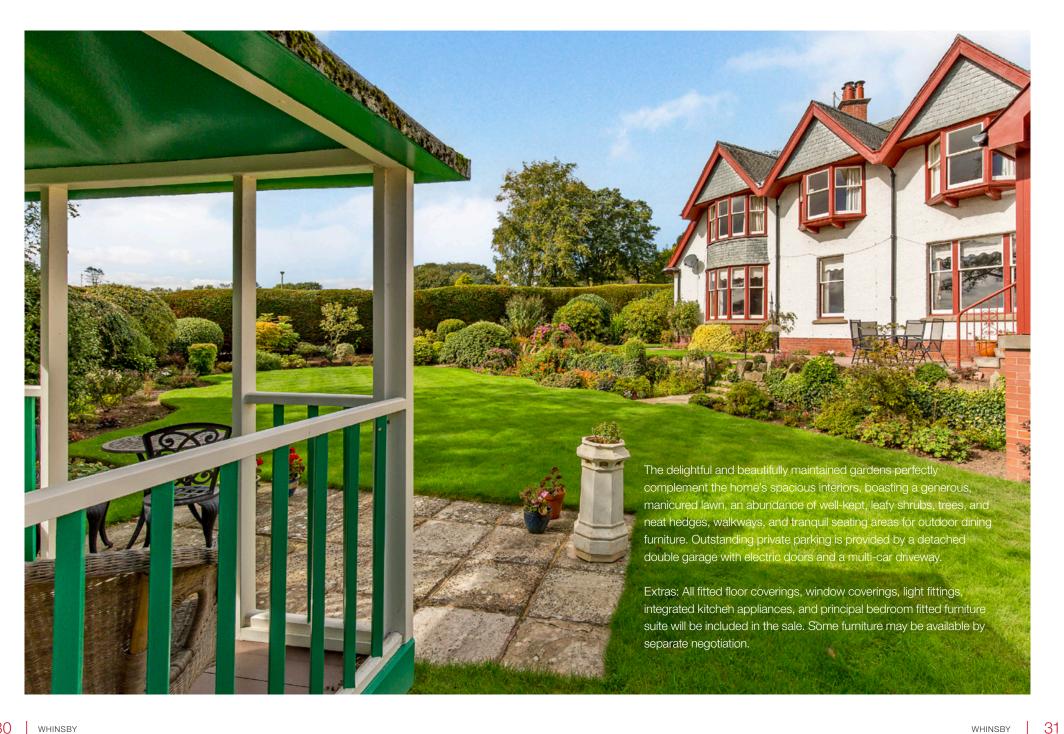
The principal bedroom's en-suite comprises a large corner shower enclosure, a basin, a WC, and vanity storage, whilst a bright bathroom completes the accommodation on offer and features a bath with an overhead shower and a traditionally styled WC-suite.

The home is kept warm by a gas central heating system and the windows are a combination of traditional single-glazed sash-and-case in the original part of the house and double glazing in the extension.









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village of Broughty Ferry was transformed into one of the most affluent suburbs in Europe, which accounts for its rich stock of grand detached villas and mansion houses. The seaside resort remains a popular tourist attraction today, with visitors

in Dundee. The UK's first UNESCO City of Design, Dundee was also named Best Place to Live in Scotland 2019 by The Sunday Times. In addition to excellent road (and public bus) links for local and national travel, Broughty Ferry station schools, and a secondary school. Independent schooling and childcare options are also available nearby, including the prestigious High School of Dundee.





### **ANSTRUTHER**

5A Shore Street, Anstruther, KY10 3EA 01333 310481 anstrutherea@thorntons-law.co.uk

### **ARBROATH**

165 High Street, Arbroath, DD1 1DR 01241 876633 arbroathea@thorntons-law.co.uk

### **BONNYRIGG**

3-7 High Street, Bonnyrigg, EH19 2DA 0131 663 7135 bonnyriggea@thorntons-law.co.uk

#### CUPAR

49 Bonnygate, Cupar, KY15 4BY 01334 656564 cuparea@thorntons-law.co.uk

#### DUNDEE

Whitehall House, 33 Yeaman Shore Dundee DD1 4BJ 01382 200099 dundeeea@thorntons-law.co.uk

### **EDINBURGH**

Citypoint, 3rd Floor, 65 Haymarket Terrace, Edinburgh, EH12 5HD 0131 297 5980 edinburghea@thorntons-law.co.uk

### **FORFAR**

53 East High Street, Forfar, DD8 2EL 01307 466886 forfarea@thorntons-law.co.uk

### **PERTH**

7 Whitefriars Crescent, Perth, PH2 0PA 01738 443456 perthea@thorntons-law.co.uk

### ST ANDREWS

17-21 Bell Street, St Andrews, KY16 9UR 01334 474200 standrewsea@thorntons-law.co.uk

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