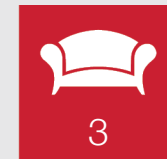




11 Guthrie Terrace,
Broughty Ferry,

Dundee, DD5 2QX



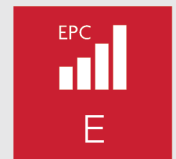
3



4



2



E



Summary

Covering over 2,433 square feet, this four-bedroom detached house in Broughty Ferry offers an abundance of space, including three reception rooms, a breakfasting kitchen, and two bathrooms. The home is flanked by well-maintained gardens and it offers generous private parking for multiple vehicles. Whilst the property would benefit from a modernising touch, it has been clearly well cared for and remains an outstanding opportunity for families, especially with its coastal setting near the beach.

Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances to be included in the sale.

Features

- Large detached house in Broughty Ferry
- Highly sought-after coastal setting
- Welcoming vestibule and central hall
- Living room with a box bay window
- Versatile family/dining room
- Triple-aspect sunroom with garden access
- Well-appointed breakfasting kitchen
- Four airy double bedrooms
- Box room and a large attic store
- Ground-floor shower room
- Modern bathroom with shower cubicle
- Well-kept front and rear gardens
- Multi-car driveway and double garage
- Gas central heating and double glazing



"A rarely available detached house
in Broughty Ferry, offering an
abundance of space and a
sought-after coastal lifestyle"



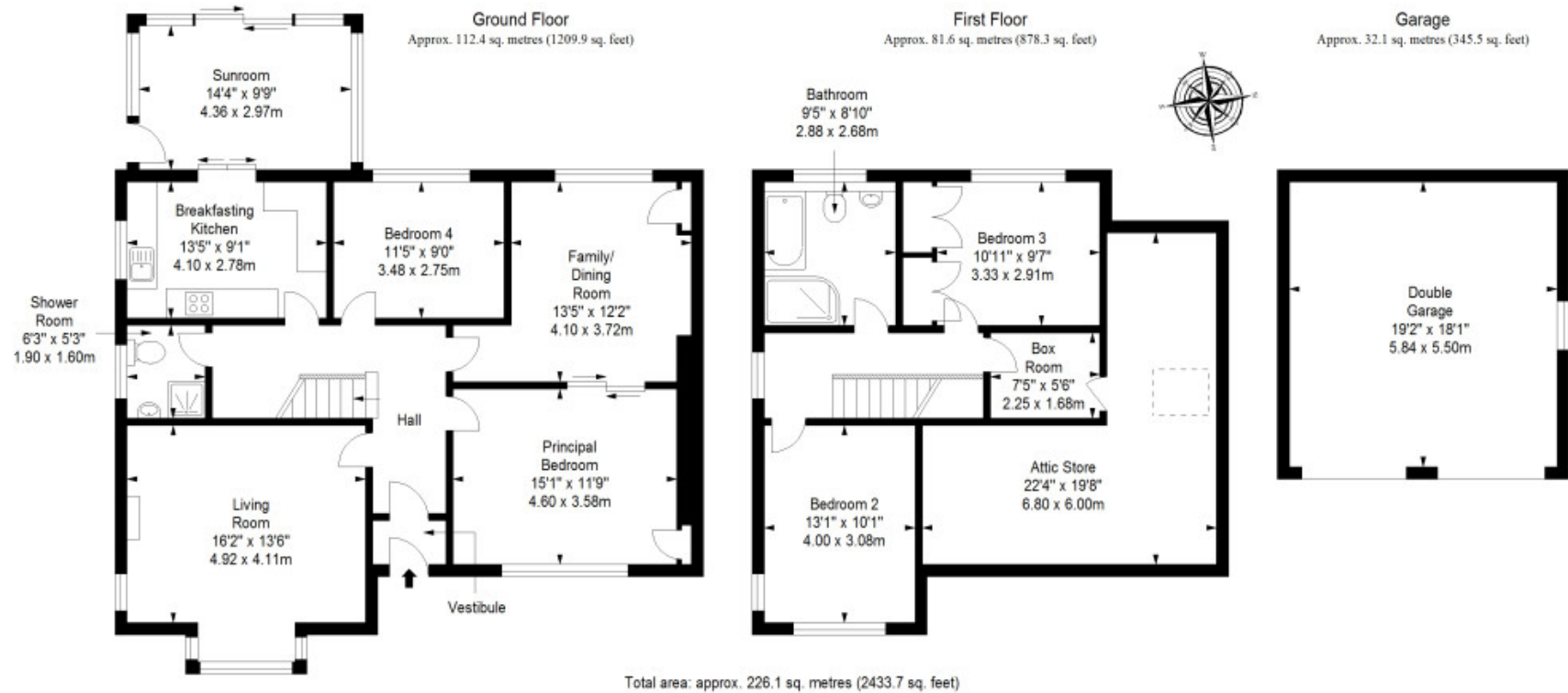




"Highly versatile, with three reception rooms, four double bedrooms, and a box room and attic store"



Floorplan





Thorntons

The right way to move

Our Branches

ANSTRUTHER

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

DUNDEE

Whitehall House, 33 Yeaman Shore
Dundee DD1 4BJ
01382 200099
dundeetee@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

MONTROSE

55 High Street, Montrose, DD10 8LR
01674 673444
montroseea@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



@ThorntonsPropertyServices



@thorntonsproperty



@ThorntonsPS

Thorntons is a trading name of Thorntons Law LLP
Regulated by The Law Society of Scotland