## 12 Dalhousie Road, Broughty Ferry DD5 2SQ



- Generous detached house
- Entrance porch and hall with storage
- Versatile family room
- Dining kitchen
- One en-suite shower room
- Useful study and handy utility room
- Spacious mature gardens with cabin
- GCH and majority DG

- Spacious and flexible accommodation
- Open-plan living room and garden/dining room
- Large conservatory
- Four double bedrooms
- Family bathroom and separate shower room
- Private terrace overlooking the gardens
- Large multi-car driveway
- EPC Rating D

Offers over £650,000

