



**Thorntons**   
The right way to move

## 48A Dalhousie Road

Broughty Ferry, Dundee  
DD5 2SW





## Summary

Enjoying enviable sea views, this spacious and characterful first-floor flat lies within a traditional terrace in the sought-after suburb of Broughty Ferry, a short stroll from its scenic esplanade and rail links into central Dundee. The flat's airy interiors are neutrally presented and include two comfortably carpeted double bedrooms, a bay-fronted reception room with charming period details, a southerly-facing breakfasting kitchen, and a bathroom with shower-over-bath. Additionally, there is a private rear garden area with a sunny aspect, plus the convenience of unrestricted on-street parking.

Extras: All fitted floor and window coverings and light fittings are included in the sale.

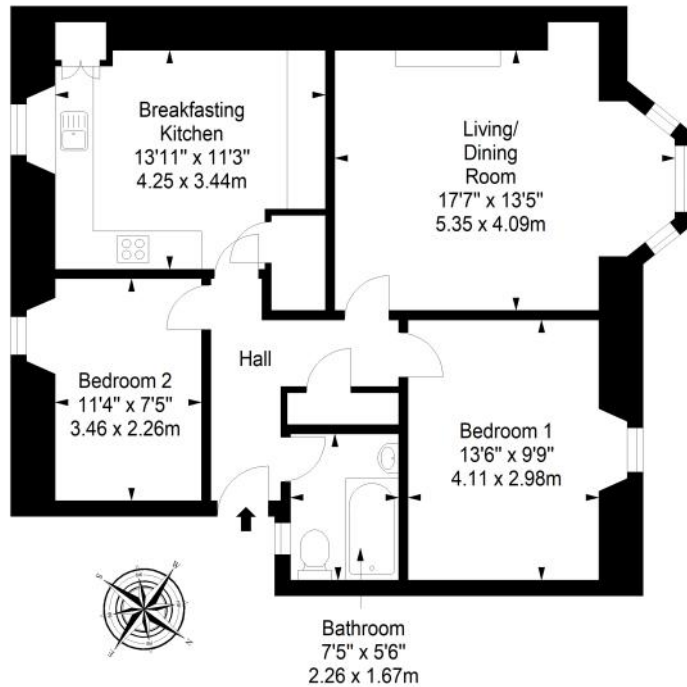
## Features

- Desirable coastal setting with sea views
- Spacious first/top-floor flat with neutral décor and period features
- Communal entrance with stairwell
- Central hall with storage
- Large bay-fronted living/dining room
- Southerly-facing breakfasting kitchen
- Two double bedrooms
- Bathroom with shower-over-bath
- Private rear garden with a sunny aspect
- Unrestricted on-street parking
- Gas central heating and double glazing



# Floorplan

Top Floor  
Approx. 76.7 sq. metres (825.6 sq. feet)



Total area: approx. 76.7 sq. metres (825.6 sq. feet)

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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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