



GILSON GRAY

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Northwood House, Broughty Ferry - DD5 1JW



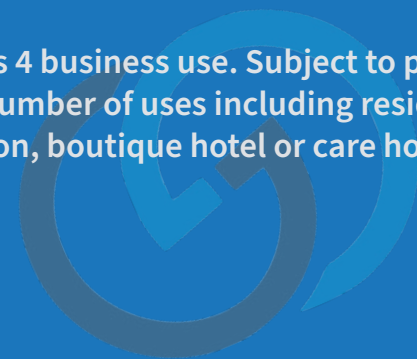
Gilson Gray are delighted to present to the market a fantastic development opportunity located in the West Ferry Conservation Area. Northwood house is a spectacular B-listed detached Victorian property set within beautifully maintained landscaped garden grounds with outstanding redevelopment potential.

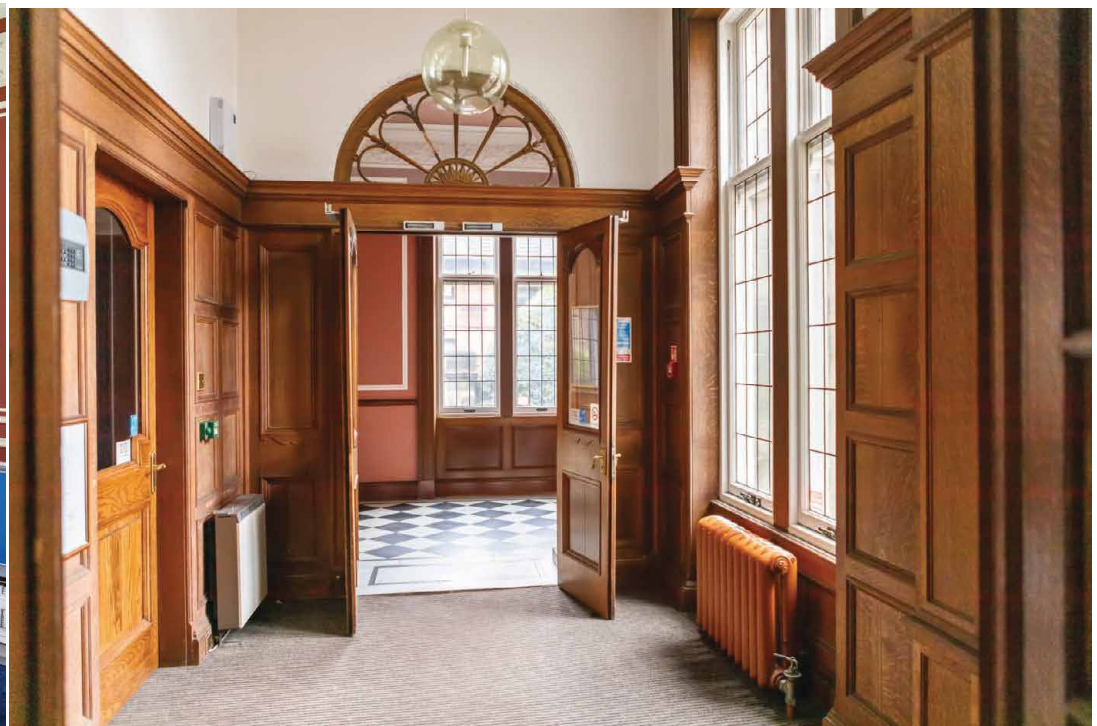
With an approximate floor space of 1,510m² (16,257ft²) set over three floors (excluding the conservatory), this grand and impressive building has been maintained to a high standard and has been able to retain a number of period features including original fireplaces, doric marble columns and a tripartite stained glass window. Externally the property benefits from more than ample parking facilities, manicured landscaped garden grounds and woodland areas.

The property is currently configured to offer a range of office facilities including: office space, meeting space and break out rooms. Internal viewing is essential to enable potential buyers to fully appreciate the extent and quality of accommodation on offer within this magnificent building.

Please Note - This property has Class 4 business use. Subject to planning, the building could be adapted to a number of uses including residential apartments, serviced accommodation, boutique hotel or care home / assisted living facility.

[Click here to visit the full listing.](#)





Floor Plans

Northwood House

Approximate Area

Ground Floor = 699.7 sq m / 7531 sq ft

First Floor = 520.4 sq m / 5601 sq ft

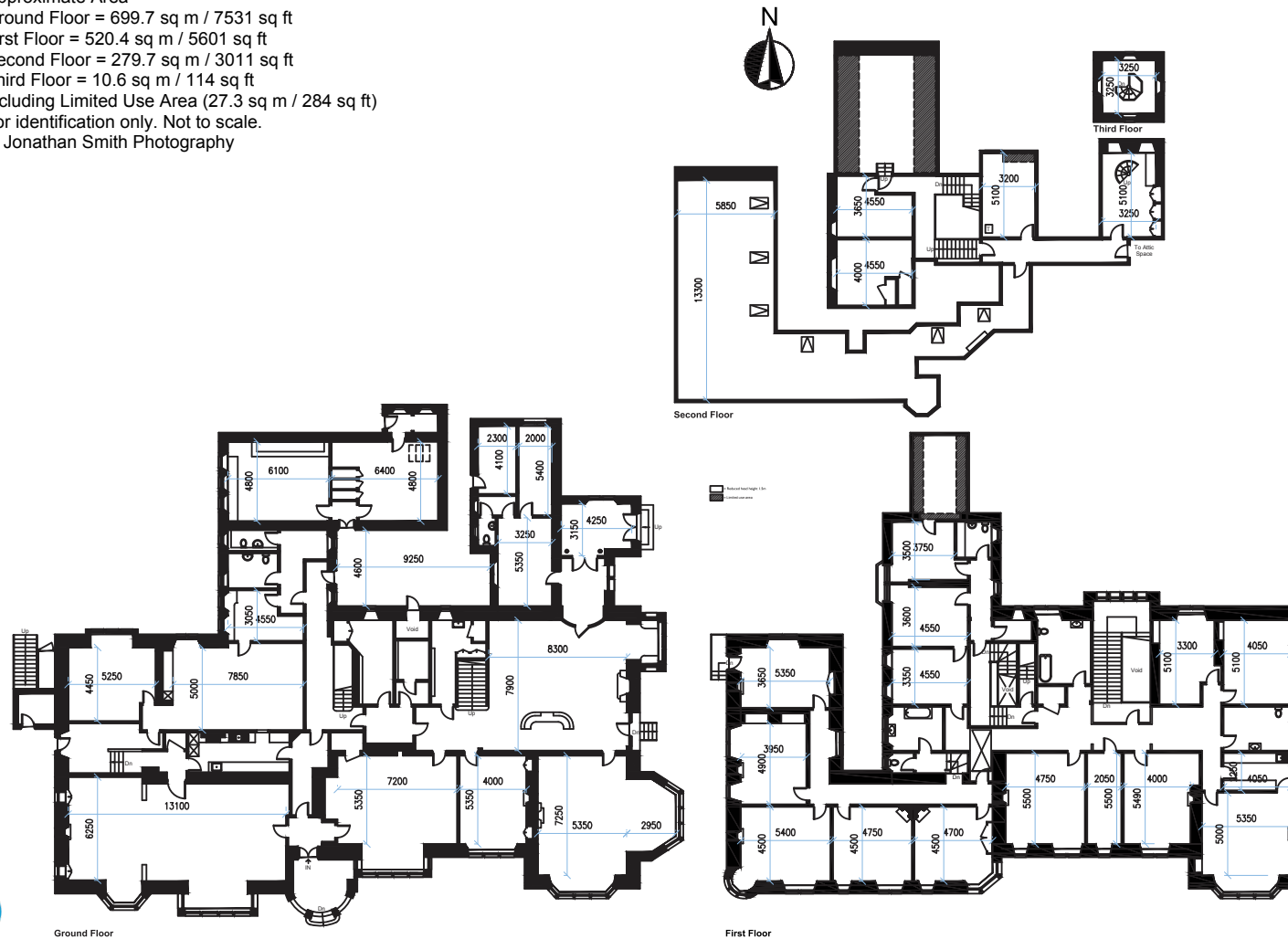
Second Floor = 279.7 sq m / 3011 sq ft

Third Floor = 10.6 sq m / 114 sq ft

Including Limited Use Area (27.3 sq m / 284 sq ft)

For identification only. Not to scale.

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