

74 Torridon Road

BROUGHTY FERRY, DUNDEE, DD5 3JH



Nestled in a quiet enclave in a desirable Broughty Ferry location, this immaculately maintained four-bedroom home stands as a true credit to its current owner



01382 721 212



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



Nestled in a quiet enclave in a desirable Broughty Ferry location, this immaculately maintained four-bedroom home stands as a true credit to its current owner. Every detail reflects a commitment to excellence, making it a haven of comfort and style.

THE LOUNGE



On the ground floor, the spacious lounge, positioned at the front of the home, offers a welcoming retreat.

THE KITCHEN



Designed for modern living, the dining room, family room, and kitchen seamlessly flow, creating a harmonious space for daily life. A utility room, strategically placed near the back door, provides easy access to the immaculately landscaped garden.



THE DINING AREA



THE FAMILY ROOM & UTILITY



Two spacious bedrooms and a family bathroom beckon, featuring both a relaxing bath and a convenient walk-in shower cubicle.

BEDROOMS 1 & 2



THE BATHROOM

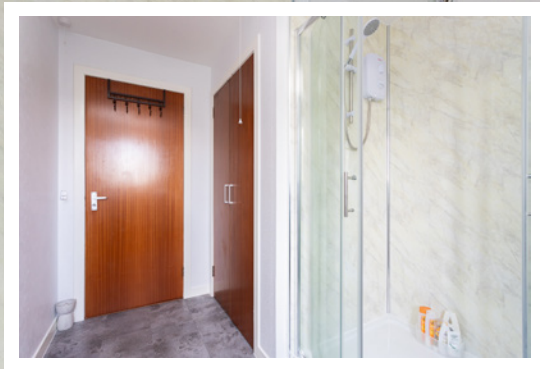




Ascending to the upper floor reveals two large bedrooms and a shower room, each exuding a sense of space and tranquillity. Don't you just love a bedroom that can take a bed and a sofa?

The thoughtful layout ensures a balance of privacy and communal areas for both family life and personal retreat.

THE SHOWER ROOM



BEDROOM 3



BEDROOM 4



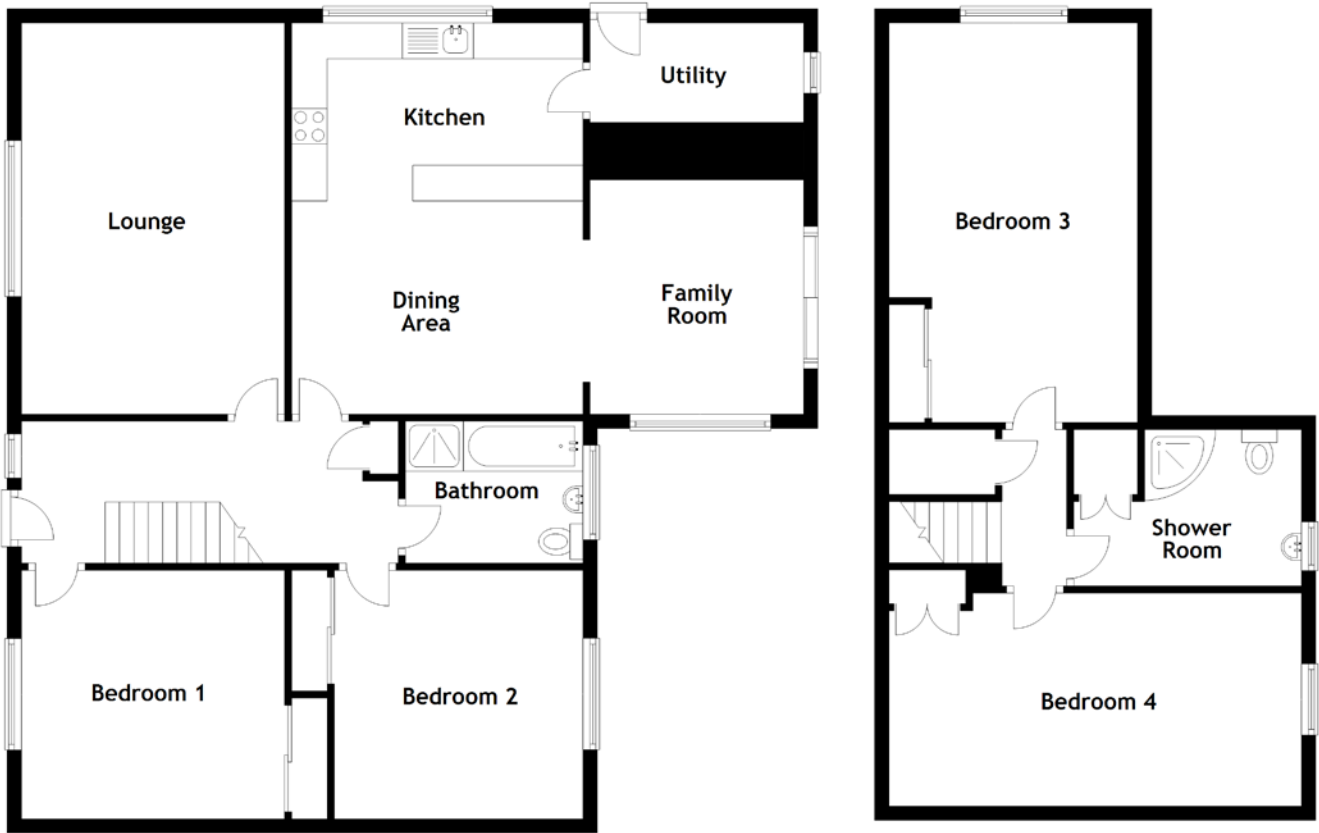
Upon arrival, a spacious drive accommodates several vehicles, complemented by a detached garage for added convenience. The gardens surrounding the property are nothing short of picture-perfect, creating a frame that enhances the overall charm of this wonderful home.

This residence is more than just a house; it's a testament to meticulous care and thoughtful design. From the moment you step inside, the quality and warmth of this property are palpable. With its spacious interiors, seamless flow, and delightful outdoor spaces, this four-bedroom home is an invitation to elevate your lifestyle. Don't miss the opportunity to make it yours.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

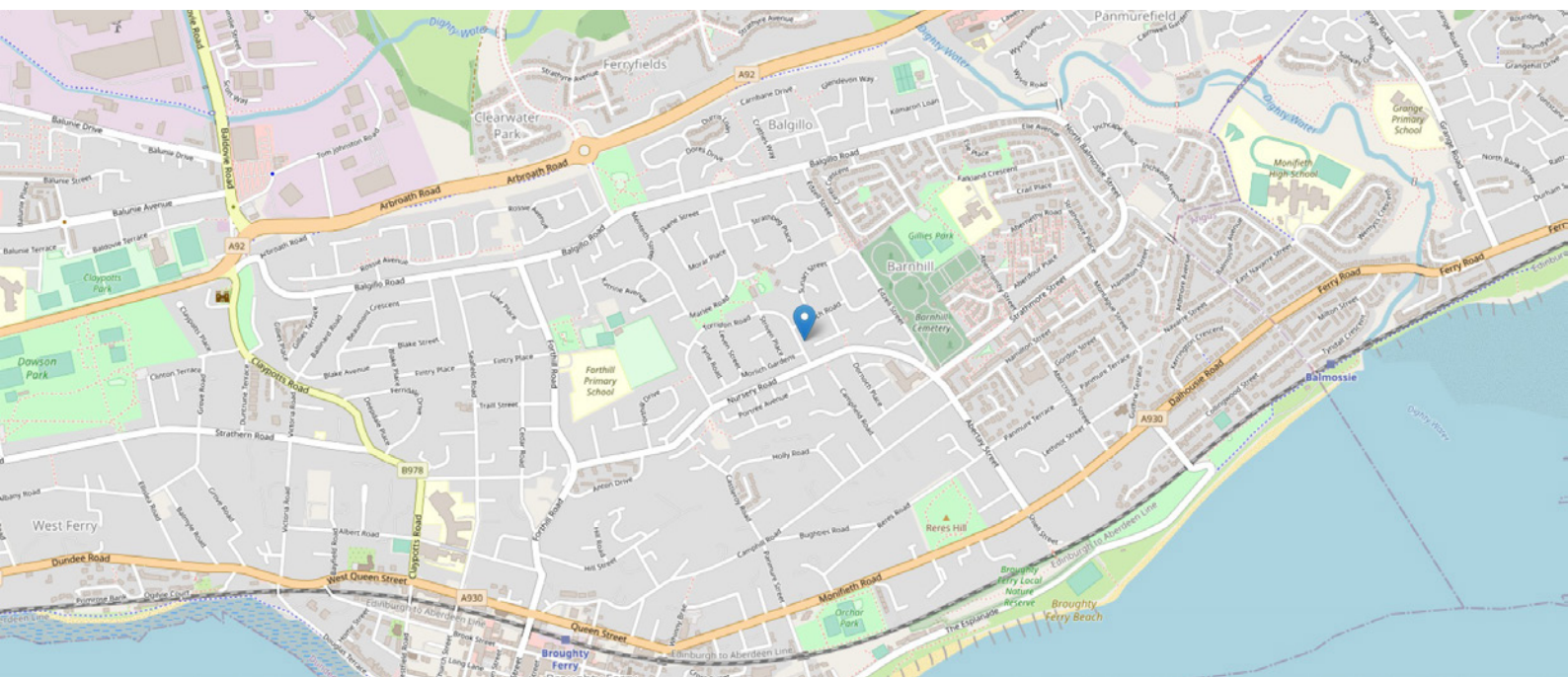


Approximate Dimensions (Taken from the widest point)

Lounge	5.50m (18'1") x 3.70m (12'2")
Kitchen	4.10m (13'5") x 2.50m (8'2")
Dining Area	4.10m (13'5") x 3.00m (9'10")
Family Room	3.30m (10'10") x 3.00m (9'10")
Utility	3.00m (9'10") x 1.40m (4'7")
Bathroom	2.50m (8'2") x 2.00m (6'7")

Bedroom 1	3.70m (12'2") x 3.50m (11'6")
Bedroom 2	3.50m (11'6") x 3.50m (11'6")
Bedroom 3	5.60m (18'4") x 3.50m (11'6")
Bedroom 4	5.80m (19'1") x 3.00m (9'10")
Shower Room	3.20m (10'6") max x 2.20m (7'3")

Gross internal floor area (m²): 155m²
EPC Rating: D



THE LOCATION

Broughty Ferry, a coastal gem nestled on the eastern outskirts of Dundee, Scotland, offers a unique blend of historic charm and contemporary allure. Situated on the banks of the Firth of Tay, this seaside town beckons with its picturesque landscapes, rich maritime heritage, and a vibrant community spirit.





Strolling through the heart of Broughty Ferry unveils a charming High Street adorned with boutiques, cafes, and local businesses, creating a lively atmosphere for residents and visitors alike. The town's historic waterfront, once a bustling fishing port, now offers a scenic backdrop for leisurely walks and moments of tranquillity. Broughty Ferry Castle, an iconic landmark overlooking the estuary, stands as a testament to the town's storied past. Surrounded by well-maintained gardens, the castle provides a glimpse into Broughty Ferry's maritime history and offers panoramic views of the Tay estuary.

For outdoor enthusiasts, Broughty Ferry Beach provides a serene escape with its sandy shores and captivating vistas. The Esplanade, a promenade along the waterfront, invites residents to enjoy refreshing sea breezes and take in the beauty of the Tay estuary. The town's sense of community is evident in its local events, including festivals, art exhibitions, and cultural celebrations that bring residents together. Broughty Ferry's schools, parks, and recreational facilities contribute to its family-friendly atmosphere, making it an ideal place to call home.

Access to Dundee city centre is convenient, allowing residents to explore the broader offerings of the region. Whether enjoying the cultural amenities of Dundee or savouring the tranquillity of coastal living, Broughty Ferry encapsulates the best of both worlds. In Broughty Ferry, each street and corner tells a story, creating a distinctive character that captivates those who call it home. With its maritime heritage, scenic beauty, and welcoming community, Broughty Ferry stands as a testament to the timeless allure of coastal living.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01382 721 212

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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