

Simple Approach



Estate Agents



**63A Forthill Road, Dundee
DD5 3DQ**

Offers over £139,995

Simple Approach are delighted to welcome this spacious ground floor flat on Foothill Road, Broughty Ferry to the residential sales market. Situated within one of Dundee's most sought-after locations, this property offers an excellent opportunity for a wide range of purchasers, including first-time buyers, couples and investors looking to acquire a home with fantastic potential.

The accommodation comprises a bright and generously proportioned lounge, a well-sized kitchen, two bedrooms and a shower room, all conveniently arranged on one level. While the property would benefit from a degree of cosmetic modernisation, it presents an exciting opportunity for buyers to create a home tailored to their own tastes and requirements. Externally, the property enjoys private garden grounds to the front and side, offering excellent outdoor space rarely found with flats of this type. To the rear, residents can make use of a communal drying green. Ample on-street parking is available directly outside the property for added convenience.

Practical benefits include gas central heating with a new boiler fitted in February and double glazing throughout, ensuring comfort and efficiency all year round.

Located in the heart of Broughty Ferry, the property is ideally positioned to take advantage of an excellent range of local amenities, including independent shops, cafés, restaurants, supermarkets, schools and excellent transport links. With its enviable location, and fantastic potential, this property is sure to appeal to a variety of buyers and early viewing is highly recommended.

Lounge

11'1" x 13'1" (3.38 x 4.01)

*** Please note that some images have been AI-generated to demonstrate the property's potential when staged. They are for illustrative purposes only and may not accurately reflect the current appearance or room proportions. ***

Kitchen

12'2" x 5'1" (3.72 x 1.55)

Shower Room

3'8" x 6'4" (1.12 x 1.95)

Bedroom One

6'11" x 14'1" (2.13 x 4.31)

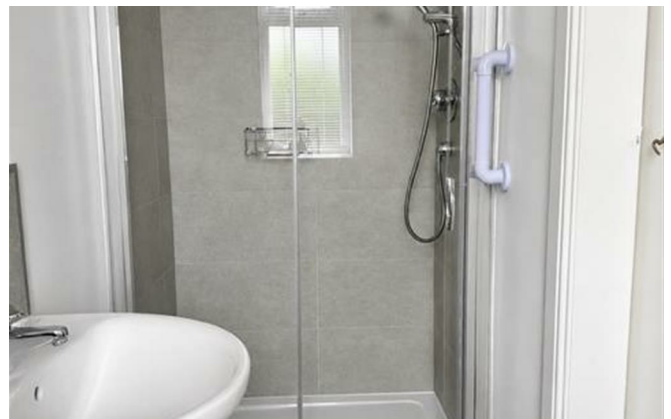
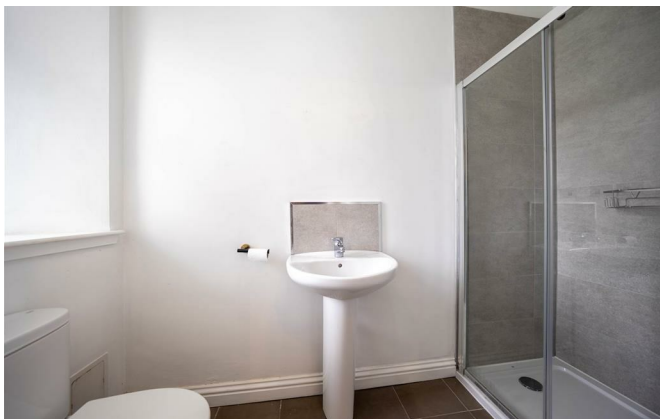
Bedroom Two

7'6" x 7'10" (2.29 x 2.41)

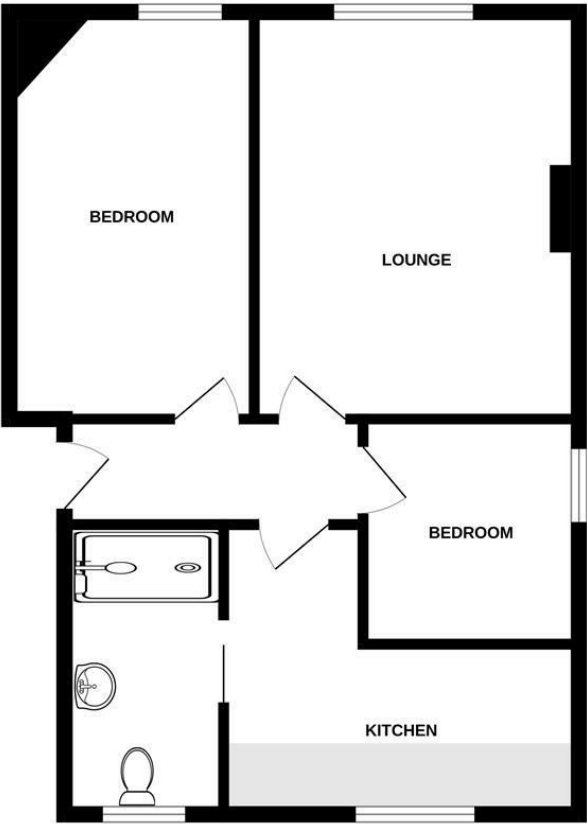




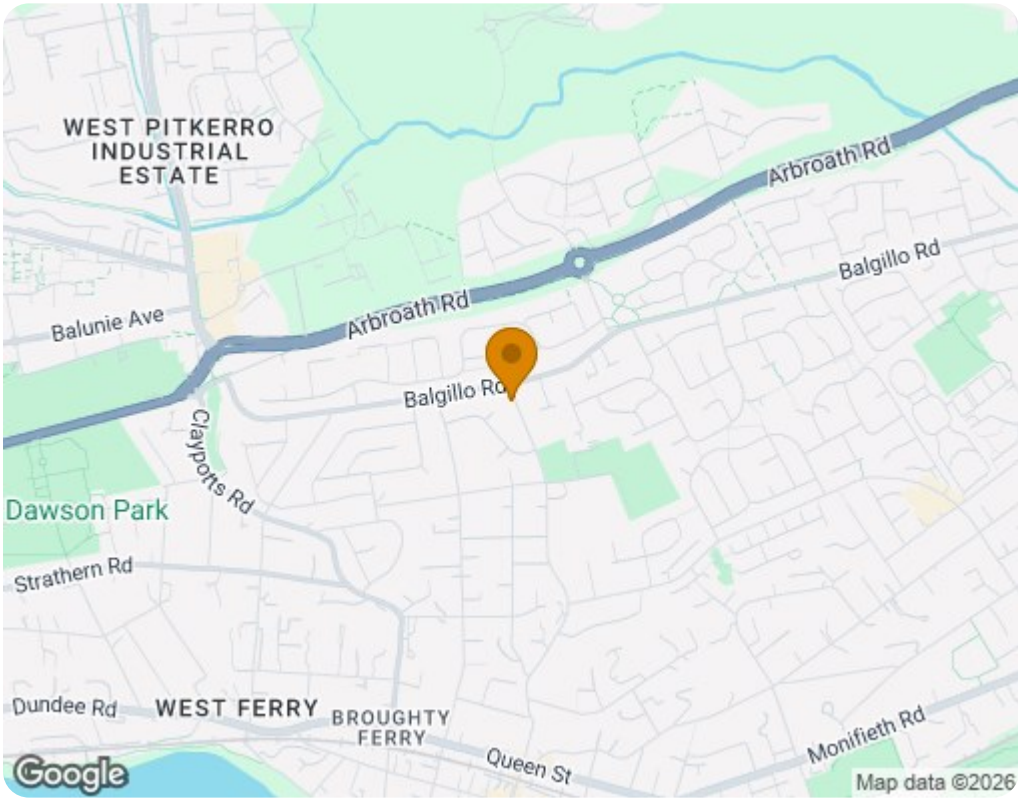
- Ground Floor Flat In Broughty Ferry
- AI-generated staging has been used in some images to demonstrate the property's potential.
- Communal Rear Drying Green & Outdoor Storage
- Two Bedrooms
- Ample On Street Parking & Secure Entry System
- Gas Central Heating With New Boiler Fitted In February and Double Glazing
- Bright Front Facing Lounge
- Private Garden To The Front And Side
- No Responsibility For Any Roof Works (Top Floor Flat Is Responsible)



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		