



**HARMONY HOMES**  
ESTATE AGENCY

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56 Dalhousie Road, Dundee, DD5 2SW

Fixed asking price £175,000





Staged Image

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# 56 Dalhousie Road

Dundee, DD5 2SW

## !!! NEW FIXED PRICE !!

Nestled on Dalhousie Road in the charming area of Broughtly Ferry, Dundee, this delightful end terrace ground floor flat offers a perfect blend of comfort and potential. Spanning 743 square feet, the property features two well-proportioned bedrooms and a spacious bathroom, making it an ideal choice for couples or small families.

Upon entering, you are greeted by a spacious living room adorned with a lovely feature fireplace, which adds a touch of character and warmth to the home. The property boasts period features throughout, enhancing its charm and appeal. The neutral modern kitchen is designed for practicality and convenience, while the separate reception/dining room area provides an inviting space for entertaining guests or enjoying family meals.

One of the standout features of this property is the private front garden and a south-facing private back garden, perfect for those sunny days when you wish to relax outdoors. The garden offers a wonderful opportunity for gardening enthusiasts to create their own personal oasis.

Situated in an excellent location, this home is just a short stroll from local shops, schools, and transport links, ensuring that all your daily needs are easily met. The vibrant heart of Broughtly Ferry, with its array of cafes, restaurants, and bars, is also within easy reach, providing a lively atmosphere for socialising and leisure.

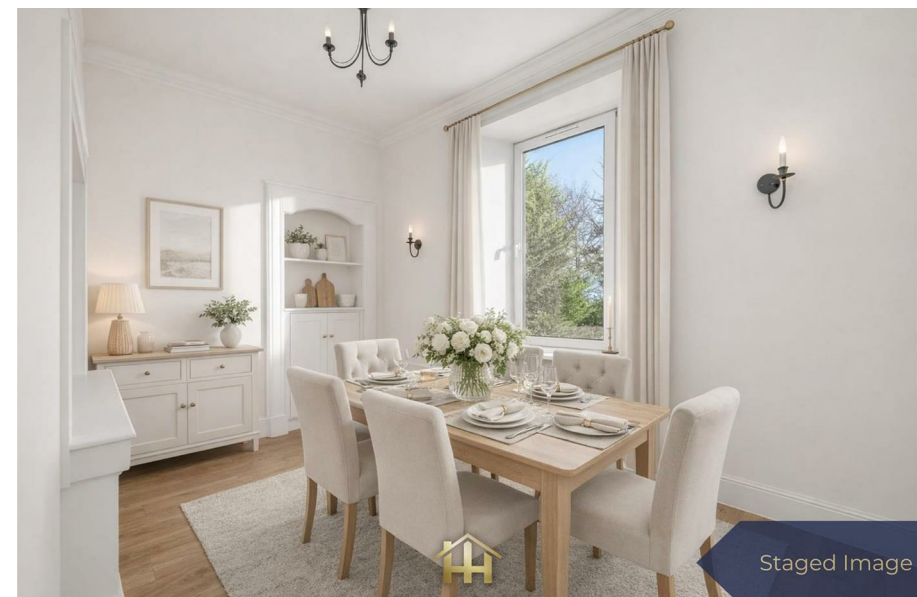
\* Disclaimer Some pictures have been digitally staged to show the massive potential of this property !!

For those who enjoy the outdoors, the new promenade stretching from Monifieth to Broughtly Ferry is merely a stone's throw away, offering a peaceful setting for leisurely walks along the water. This property presents a fantastic opportunity for someone looking to add their own touch through some upgrades, making it a wonderful place to call home.





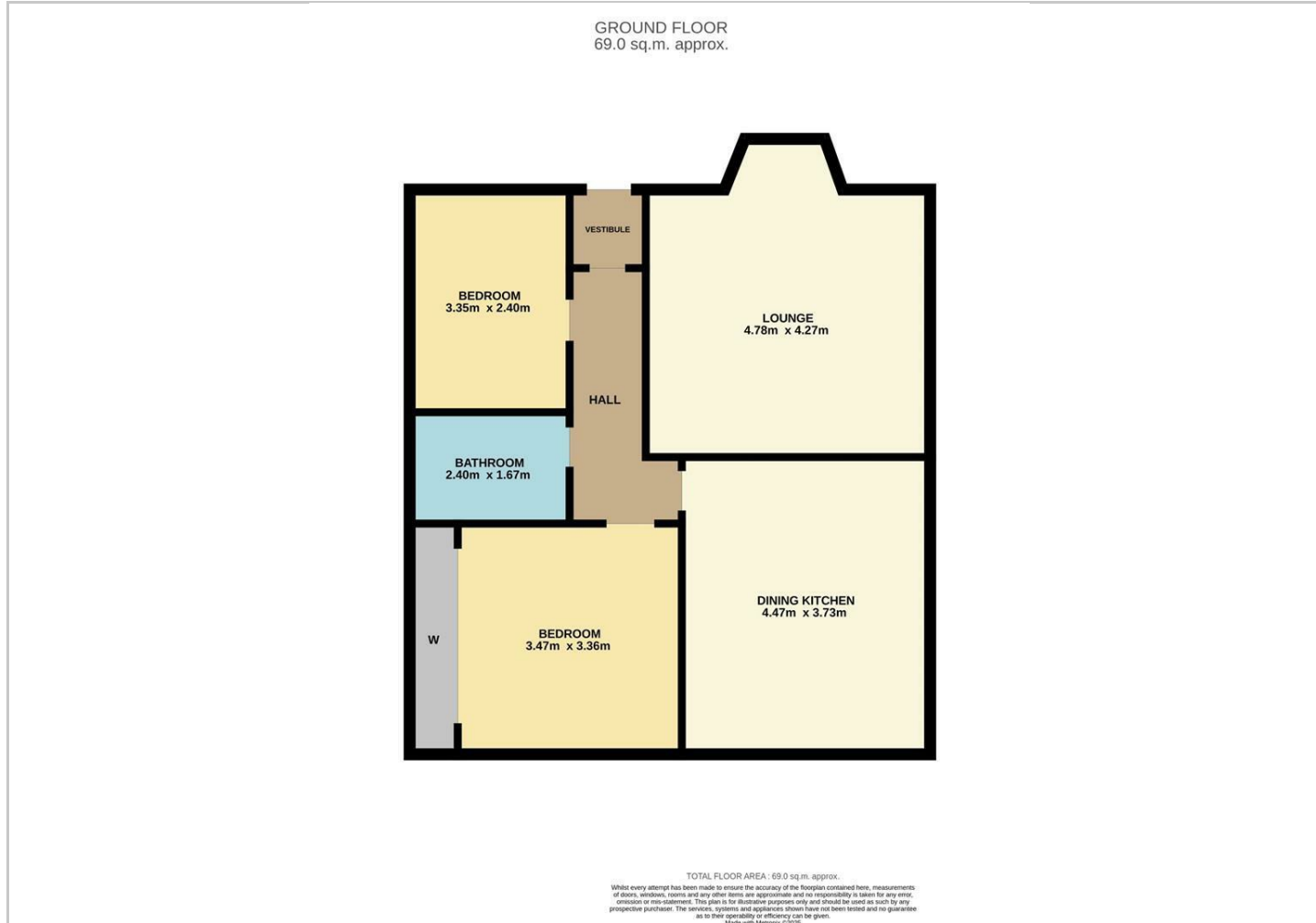
Directions



Staged Image



## Floor Plans



## Viewing

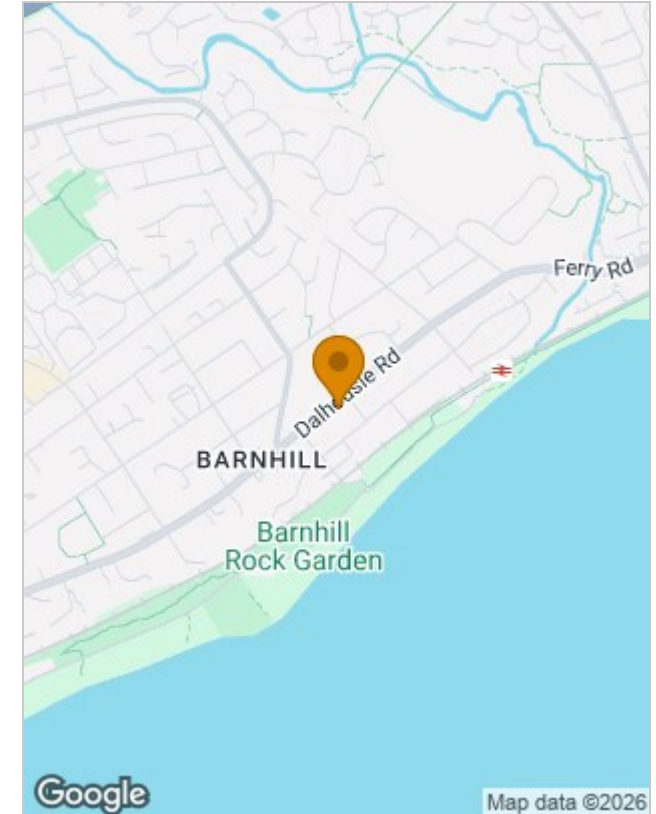
Please contact our Harmony Homes Office on 01382 819155 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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## Location Map



## Energy Performance Graph

