




McEwan Fraser Legal

Solicitors & Estate Agents

01382 721 212

62 Marlee Road

BROUGHTY FERRY, DUNDEE, DD5 3EX

The Location

BROUGHTY FERRY, DUNDEE, DD5 3EX

Broughty Ferry sits on the eastern side of the City of Dundee, on the shore of the Firth of Tay. There is an abundance of shopping for everyday requirements on hand with a good selection of superstores and supermarkets.

There are four primary schools located in Broughty Ferry. They are: Barnhill Primary School, Forthill Primary School, Eastern Primary School and Murroes Primary School in Kellas. The secondary schools are Monifieth High School and Grove Academy.

For the sporting enthusiast, Dawson Park boasts a number of fields and facilities. The park has five football pitches, a rugby union pitch, an American football pitch and several athletics facilities.

Broughty Ferry is also home to two Bowling Clubs: Broughty BC and Broughty Castle and there are two tennis clubs. There are many attractive trail and coastal walk in and around Broughty Ferry.



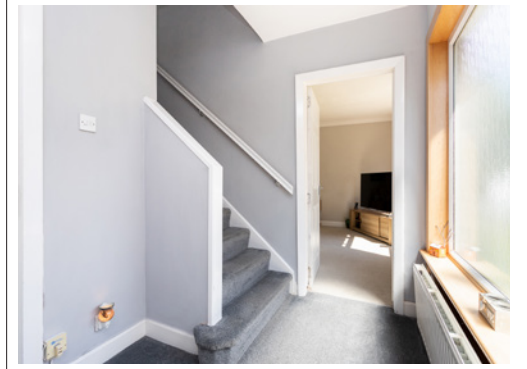
62 Marlee Road

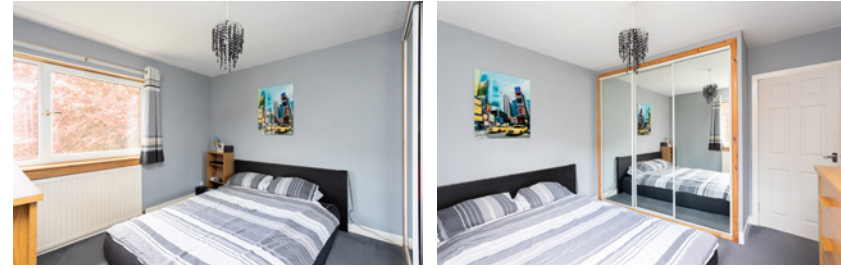
BROUGHTY FERRY, DUNDEE, DD5 3EX

This home certainly offers a great location within the Broughty Ferry area. The house has been meticulously maintained by the present owner and offers generous accommodation over two floors. Sitting on a good size plot with a single, detached garage and block-paved driveway with neat gardens to the front and rear, the house welcomes your arrival.

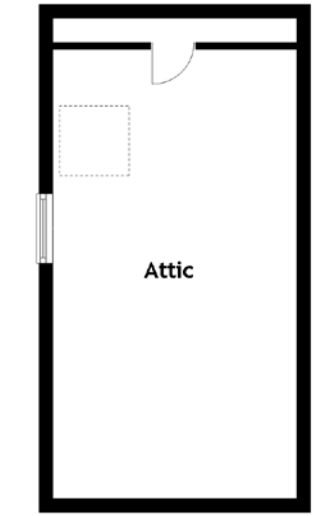
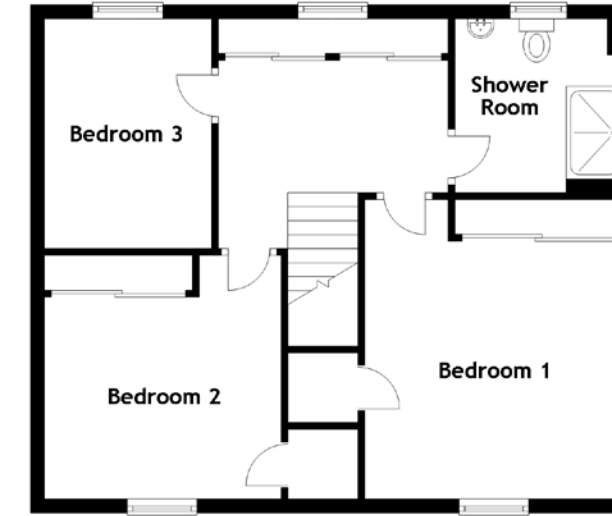
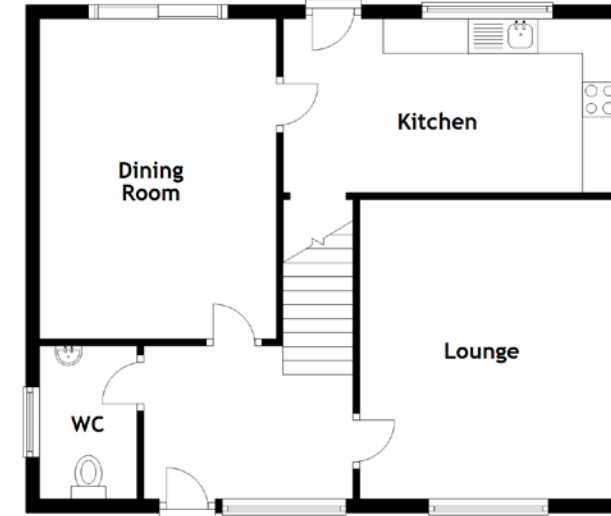
Accommodation on the ground floor includes a spacious lounge offering a garden aspect. The sleek and modern dining kitchen is fitted with floor, and wall units with an integrated oven and hob and a breakfast bar. The elegantly proportioned dining room offers patio doors to the garden. A guest cloakroom is a welcome addition. The upper floor offers three bedrooms and a family shower room. The attic is floored and dry-wall lined with access by a Ramsey-style ladder offering great potential for conversion to additional bedrooms, subject to necessary planning consent, or simply enjoyed as a hobby room or excellent storage. Beautifully presented, this home is in walk-in condition with modern fixtures and fittings.

To the front of the house are neat gardens, stylishly landscaped with mature shrub beds and a lawn. The garden to the rear includes a patio area and mature trees and shrubs for added interest. This home offers an excellent opportunity for young families to move to the Ferry within a good school catchment.





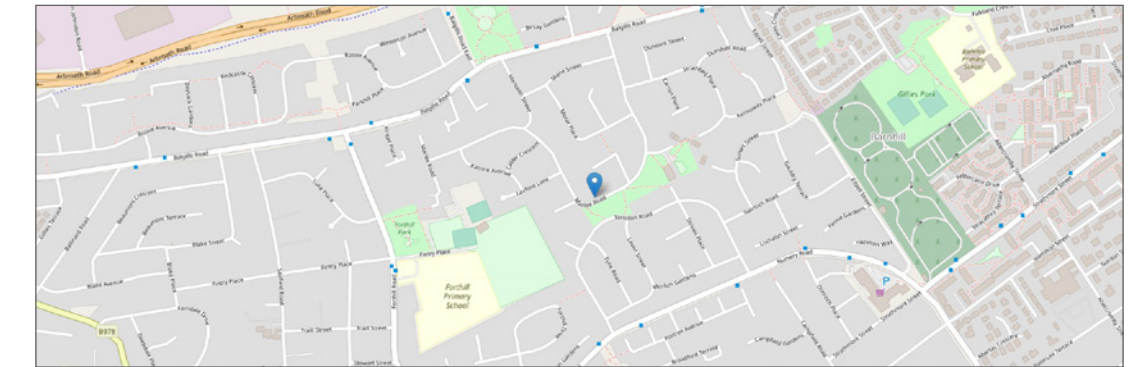
Specifications & Details FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.30m (14'1" x 3.70m (12'2")
Kitchen	4.80m (15'9" x 2.50m (8'2")
Dining Room	4.60m (15'1" x 3.40m (11'2")
WC	2.00m (6'7" x 1.40m (4'7")
Bedroom 1	4.30m (14'1" x 3.70m (12'2")
Bedroom 2	3.50m (11'6" x 3.40m (11'2")
Shower Room	2.50m (8'2" x 2.40m (7'11")
Bedroom 3	3.30m (10'10" x 2.40m (7'10")
Attic	6.60m (21'8" x 3.50m (11'6")

Gross internal floor area (m²): 113m² | EPC Rating: E






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Tel. 01382 721 212
 www.mcewanfraserlegal.co.uk
 info@mcewanfraserlegal.co.uk

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Text and description
JAYNE SMITH
 Surveyor



Professional photography
GRANT LAWRENCE
 Photographer



Layout graphics and design
ALLY CLARK
 Designer