

# 20 Bughties Road

BROUGHTY FERRY, DUNDEE, DD5 2LW



*Spacious and elegantly proportioned, this home offers two bedrooms and the opportunity to extend or amend if desired. This home is all about location, views and elegant living*



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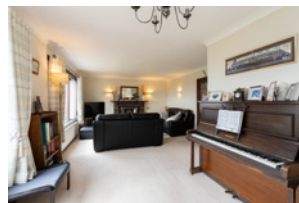
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McEwan Fraser Legal is delighted to present this rare opportunity to acquire a luxurious, detached villa situated in a highly desirable location, offering breathtaking sea views and beautifully landscaped gardens. Impeccably maintained and presented throughout, this elegant home combines refined living spaces with exceptional outdoor areas.

# THE LOUNGE



The main house welcomes you into a bright vestibule leading to a spacious guest cloakroom. The elegantly proportioned lounge and adjoining dining room provide the perfect setting for entertaining or relaxing.



# THE KITCHEN/DINER



The comfortable kitchen diner/family room offers a more casual living space with views towards the garden and sea beyond.







The upper floor hosts two generous double bedrooms, each benefiting from natural light and open outlooks. The luxurious, cavernous bathroom is beautifully appointed with a bath and a walk-in shower.

# THE BATHROOM





# BEDROOM 1





# BEDROOM 2





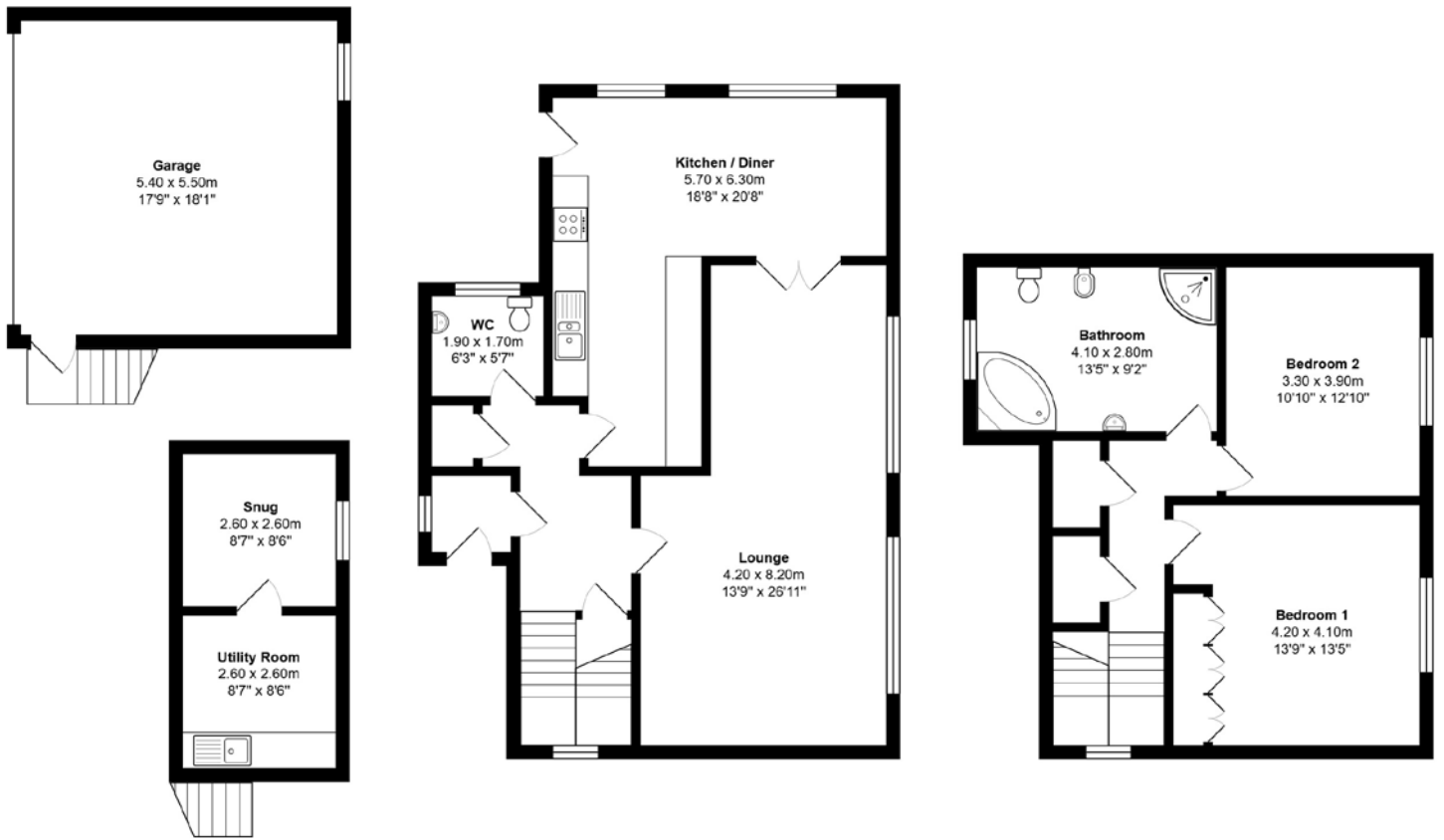
Externally, the gardens are truly stunning, thoughtfully landscaped and designed to make the most of the elevated position and sweeping views. The main living areas are perfectly positioned to capture the changing seascape, providing an ever-changing backdrop to daily life.

# EXTERNALS



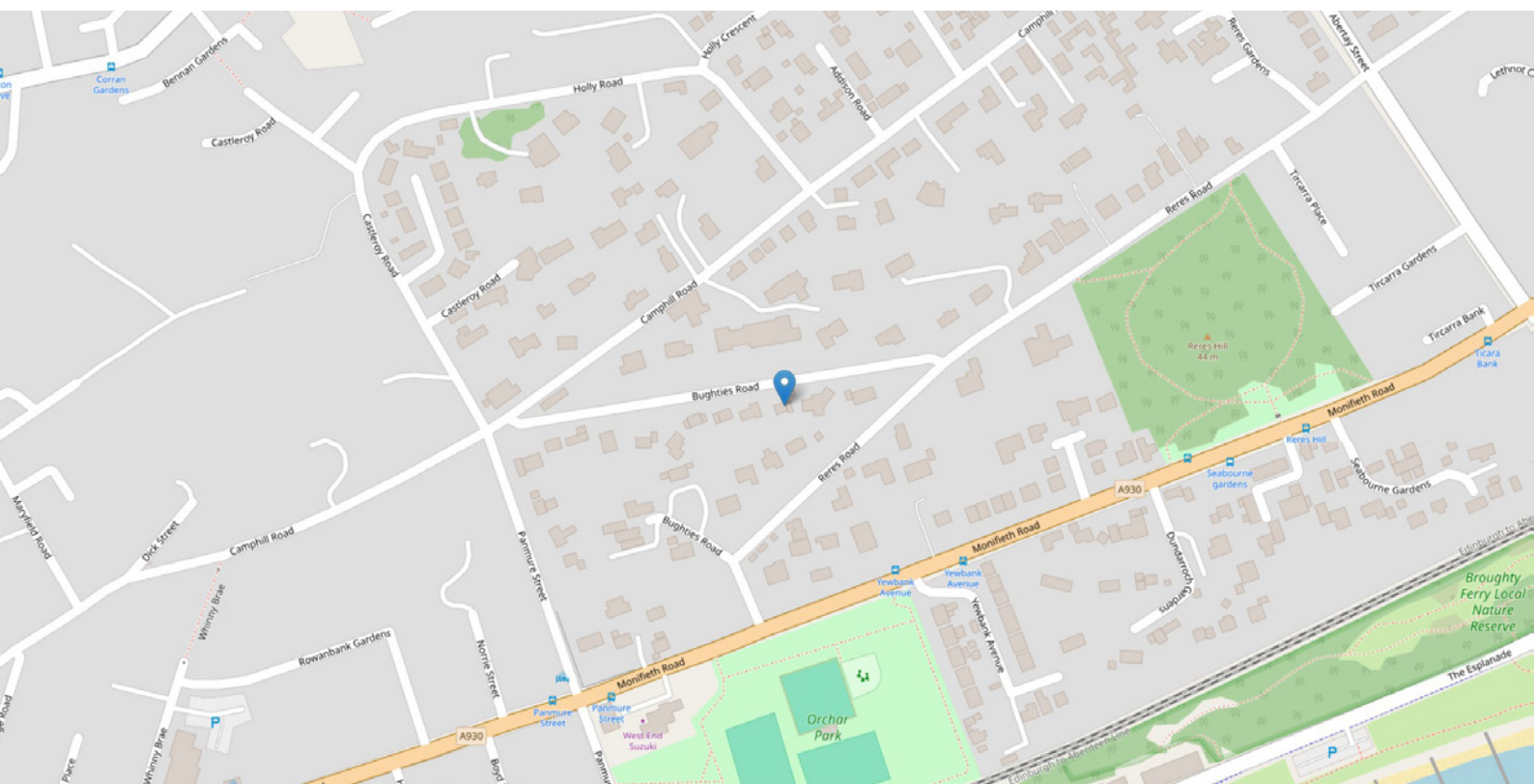


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 128m<sup>2</sup> | EPC Rating: D





# THE LOCATION

Set in the highly sought-after coastal suburb of Broughty Ferry, this property enjoys a prime position with stunning open views. Broughty Ferry is renowned for its vibrant community atmosphere, excellent local amenities, and picturesque waterfront, combining the charm of seaside living with the convenience of city access.







Residents benefit from a wide range of boutique shops, cafés, restaurants, and leisure facilities, all within easy reach. Highly regarded primary and secondary schools are close by, along with excellent transport links providing swift access to Dundee city centre and beyond.

The area is perfect for outdoor enthusiasts, with beautiful beaches, coastal walks, and parks nearby. The property's elevated position allows for impressive views, creating an ever-changing outlook throughout the seasons and offering a rare opportunity to enjoy waterside living in one of Dundee's most prestigious areas.



**McEwan Fraser Legal**

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