

75 Portree Avenue

BROUGHTY FERRY, DUNDEE, DD5 3EG



*Three bedroom semi-detached villa
with garage in Broughty Ferry*



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Welcome home to elegance and comfort. Step into a home that seamlessly blends style with warmth in a sought-after location. This three-bedroom semi-detached villa offers a haven of comfort in a desirable setting.

THE LOUNGE



The journey begins at the welcoming porch, providing a gracious entrance and a designated space to hang coats, ensuring a tidy and organised home. The heart of this villa is the generously proportioned lounge, a space that invites relaxation and gatherings. Feel the warmth as you enter, setting the tone for the entire home.

THE KITCHEN



The lounge seamlessly connects to the dining kitchen, where culinary delights and shared meals unfold effortlessly. The kitchen boasts a breakfast peninsula and ample room for a dining table, creating a perfect setting for both casual and formal dining. French doors open to reveal the enchanting garden beyond, blending indoor and outdoor living with grace.





Ascend the carpeted stairs to discover three thoughtfully designed bedrooms, each offering a cosy retreat for rest and rejuvenation. The recently refurbished bathroom is a sanctuary of modern elegance, featuring a shower and screen over the bath. It's a space where tranquillity meets functionality, ensuring a luxurious daily routine.

THE BATHROOM



BEDROOM 1



BEDROOMS 2 & 3



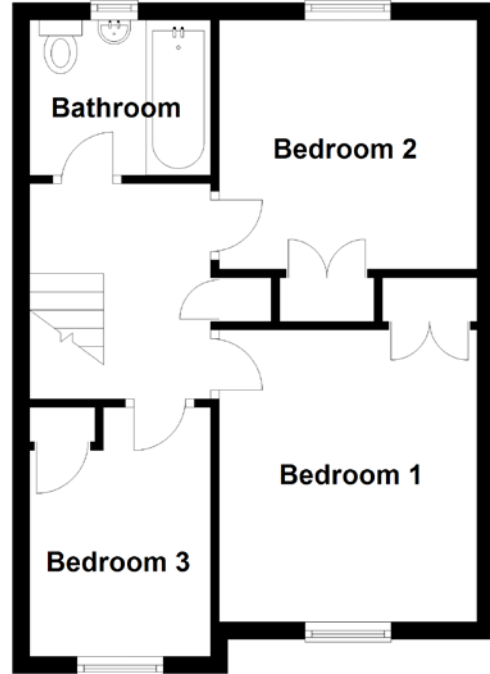
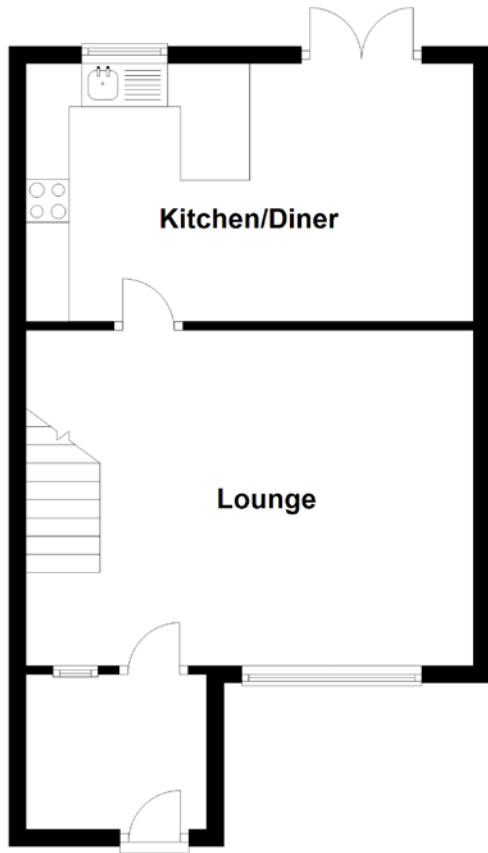
Outside, the villa extends its charm with a driveway and garage to the front, providing convenient parking options and there is an enclosed garden to the rear.

Nestled in a highly sought-after location, this villa offers not just a home but a lifestyle. Enjoy the convenience of nearby amenities. This three-bedroom semi-detached villa is an embodiment of comfort, style, and functionality, creating a space where every detail has been considered to enhance your daily living experience. Seize the opportunity to make this home your own and embark on a journey of timeless elegance and modern convenience. Your dream home awaits.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

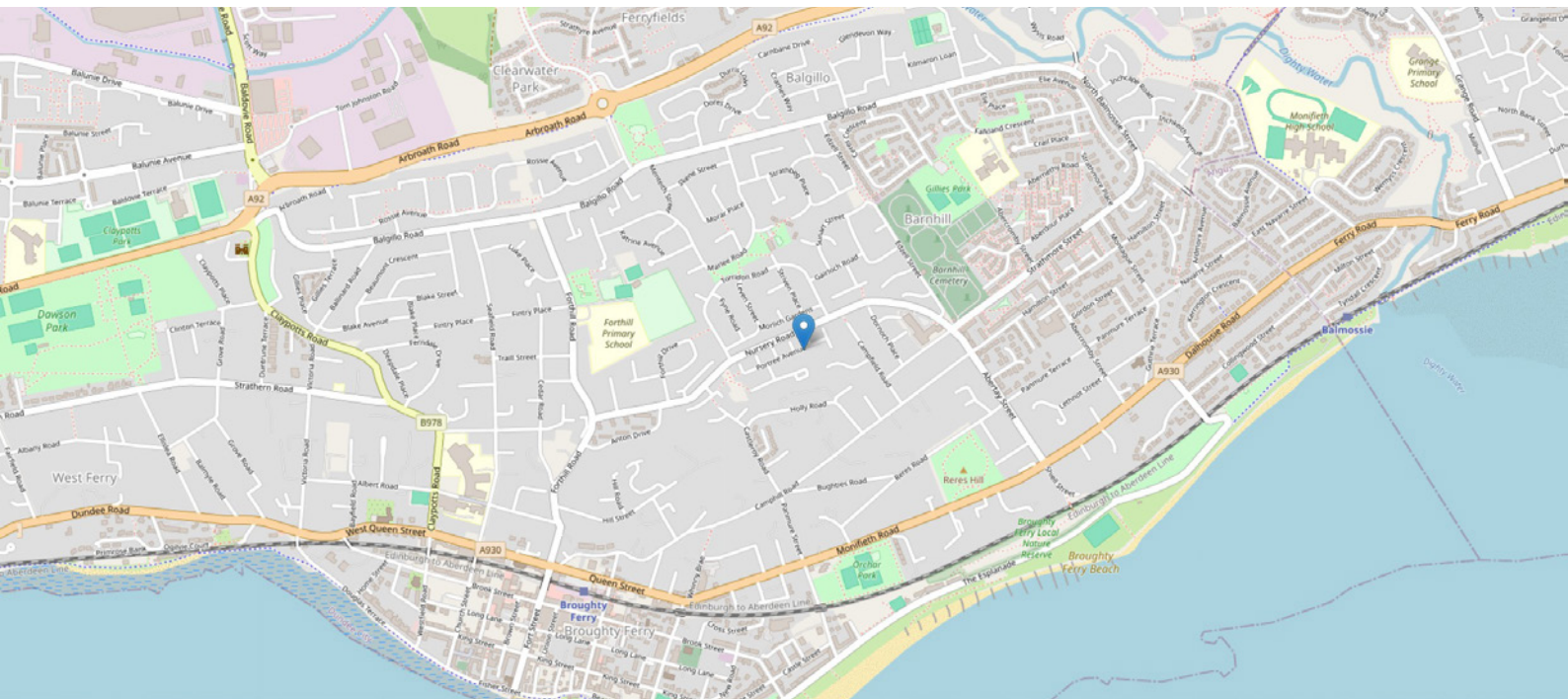


Approximate Dimensions
(Taken from the widest point)

Lounge 5.20m (17'1") x 3.90m (12'10")
 Kitchen/Diner 5.20m (17'1") x 3.00m (9'10")
 Bathroom 2.10m (6'11") x 1.80m (5'11")

Bedroom 1 3.40m (11'2") x 3.00m (9'10")
 Bedroom 2 3.00m (9'10") x 2.90m (9'6")
 Bedroom 3 2.90m (9'6") x 2.10m (6'11")

Gross internal floor area (m²): 77m²
 EPC Rating: D



THE LOCATION

Nestled along the scenic banks of the River Tay, Broughty Ferry stands as a captivating coastal suburb, seamlessly blending historic charm with contemporary allure. Steeped in a rich maritime heritage, this picturesque locale exudes an unmistakable sense of community and sophistication. Quaint streets adorned with historic architecture wind their way through the heart of Broughty Ferry, offering residents and visitors a delightful stroll through time. Charming boutiques, cafes, and local shops line the vibrant High Street, creating a dynamic hub where tradition and modernity converge.





Broughty Ferry's iconic castle, perched at the water's edge, stands as a testament to the area's historical significance. Surrounded by well-tended gardens, the castle provides a picturesque backdrop to the panoramic views of the river and beyond. The allure of Broughty Ferry extends beyond its historic core, with a beautiful esplanade offering a serene escape along the waterfront. Residents and visitors alike can enjoy leisurely walks, taking in the fresh sea air and appreciating the coastal beauty that defines this enclave. Home to a close-knit community, Broughty Ferry boasts a welcoming atmosphere that resonates through its local pubs, eateries, and cultural venues. The town's sense of pride in its heritage is evident in its various community events and festivals, fostering a strong sense of belonging among its residents.

Education and recreational opportunities abound, with Broughty Ferry providing access to quality schools and green spaces for outdoor activities. Families find a harmonious blend of urban convenience and coastal tranquillity in this charming suburb. Seamless connectivity further enhances the appeal of Broughty Ferry, as it maintains easy access to Dundee city centre and surrounding areas. The local train station and well-planned road networks ensure that residents can explore the broader region with ease.

Broughty Ferry is more than a place; it's a lifestyle—a celebration of history, community, and coastal beauty. Whether taking in the panoramic views, exploring the historic streets, or enjoying the vibrant local scene, Broughty Ferry invites you to experience the charm and sophistication of a truly special enclave along the Scottish coastline.



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