






**Thorntons**   
The right way to move

1 Inchcolm Terrace, Broughty  
Ferry, Dundee, Angus DD5 2LE

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## Summary

This detached bungalow is set within an established residential development in Broughty Ferry and offers the ease and convenience of single-storey living, with three bedrooms, two reception areas, a breakfasting kitchen, and a bathroom, plus a well-maintained garden, a single garage, and a driveway. The home offers an exciting opportunity for modernisation, giving its new owner scope to create a modern home to their own tastes and requirements.

Extras: all fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.

EPC - D.

## Features

- Detached bungalow in Broughty Ferry
- Opportunity for modernisation
- Large living/dining room
- Versatile conservatory
- Spacious breakfasting kitchen
- Three Bedrooms
- Five-piece bathroom
- GCH; DG; EPC - D
- Front & Rear gardens
- Single garage for secure parking

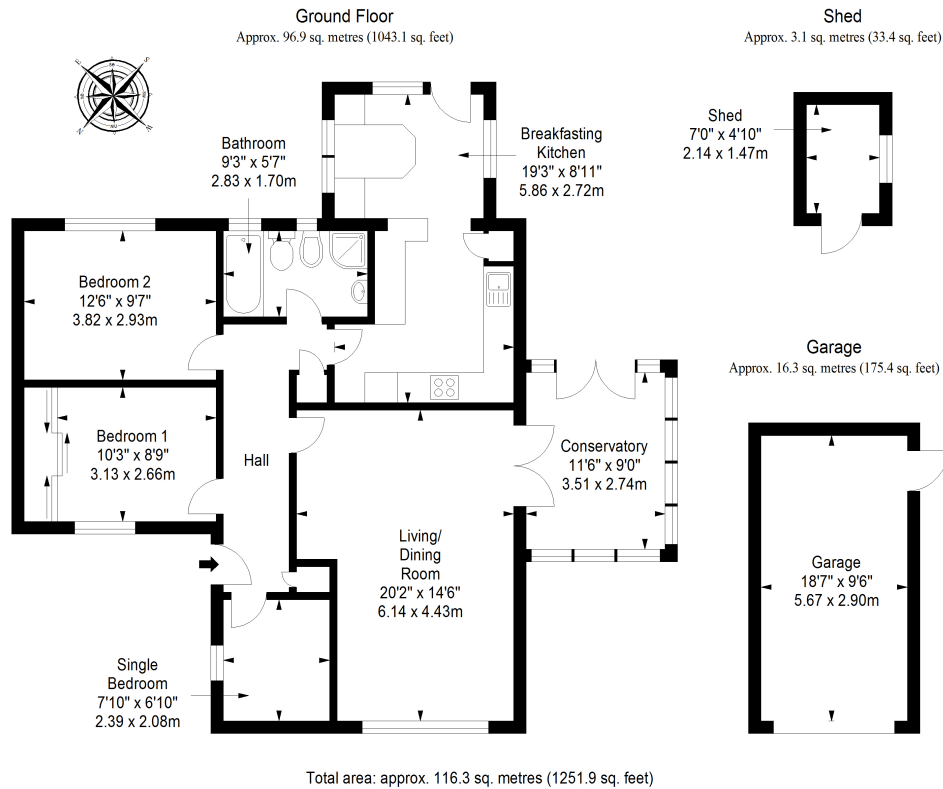
## Room Measurements

Living/Dining room	20'2" x 14'6"	(6.14m x 4.43m)
Breakfasting Kitchen	19'3" x 8'11"	(5.86m x 2.72m)
Conservatory	11'6" x 9'0"	(3.51 x 2.74m)
Bathroom	9'3" x 5'7"	(2.83m x 1.70m)
Bedroom (1)	10'3" x 8'9"	(3.13m x 2.66m)
Bedroom (2)	12'6" x 9'7"	(3.82m x 2.93m)
Single bedroom	7'10" x 6'10"	(2.39m x 2.08m)





# Floorplan



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