

# 3A MARLEE ROAD

Broughty Ferry, Dundee, DD5 3EZ



**Thorntons**   
The right way to move

# WELCOME TO 3A MARLEE ROAD

This detached house enjoys a quiet off-road position within an established residential area of Broughty Ferry and offers four bedrooms, four versatile reception rooms, a kitchen, and two bathrooms, plus a leafy garden, an attached garage, and a multi-car driveway.



## GENERAL FEATURES

- Detached house in Broughty Ferry
- Part of an established residential development
- Spacious and flexible accommodation
- Opportunity for modernisation and upgrades
- EPC Rating - E

## ACCOMMODATION FEATURES

- Entrance hall with built-in storage
- Dual-aspect living room
- Formal dining room
- Versatile family room
- Large games room
- Four bedrooms with storage
- Bathroom and separate shower room
- Gas central heating and double glazing

## EXTERNAL FEATURES

- Spacious, leafy garden
- Attached double garage
- Private multi-car driveway

# CONTENTS

## 04 FLOORPLAN

## 10 ENTRANCE

Entrance hall with built-in storage

## 12 RECEPTION ROOMS

Four wonderfully spacious and flexible living areas

## 18 KITCHEN

Spacious kitchen with large adjoining utility room

## 20 BEDROOMS

The four sleeping areas all offer plenty of space for furniture

## 23 BATHROOMS

Two airy washrooms

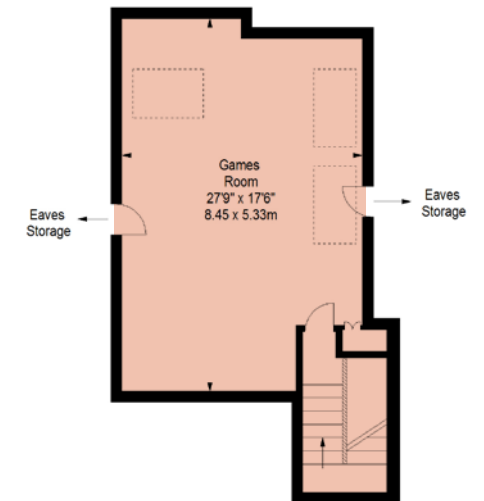
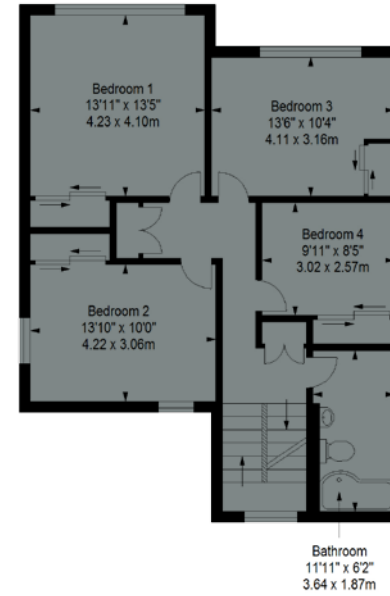
## 24 GARDENS & PARKING

Spacious, leafy garden and excellent private parking

## 26 THE AREA

Four miles east of Dundee on the north bank of the Firth of Tay









**Thorntons**  
The right way to move

3A Marlee Road





# WELCOME TO 3A MARLEE ROAD

This four-bedroom, two-bathroom detached house in Broughty Ferry offers extensive, flexible living space, perfect for any growing family, as well as an excellent opportunity for modernisation and upgrades, giving the new owner a blank canvas to put their own stamp on.



# ENTRANCE

A wide, airy entrance hallway welcomes you into the property and accommodates two useful built-in storage cupboards.





## RECEPTION ROOMS

The house has a living room, a dining room, and a family room on the ground floor, with the entirety of the second-floor home to a large room that's currently being utilised as a games room, but could lend itself to a wide variety of uses. The spacious living room is filled with natural light through large dual-aspect windows, and it offers plenty of space for arrangements of lounge furniture, whilst the adjoining dining room (via sliding doors) represents an ideal space for sit-down family meals and entertaining with guests. The family room also has a large picture window overlooking the garden, as well as a deep built-in cupboard, and offers a more informal setting for relaxing as a family.





*Four wonderfully spacious  
and flexible living areas*





*The entirety of the second-floor is home to a large room that's currently being utilised as a games room*







## SPACIOUS KITCHEN WITH LARGE ADJOINING UTILITY ROOM

The kitchen is well-appointed with a wide range of attractive, solid wood cabinets, ample workspace, and splashback tiling, with integrated appliances comprising a double oven, a hob, an extractor fan, a fridge, and a dishwasher. Space is provided for a small table and chairs



if desired, and a large adjoining utility room (with external access) features built-in storage, additional cabinetry and a sink, and space for additional freestanding appliances – ideal for keeping laundry appliances away from the kitchen.



# KITCHEN



# FOUR TRANQUIL SLEEPING AREAS



The sleeping areas all offer plenty of space for furniture, with floorspace maximised in every room by built-in wardrobes. The smallest bedroom could be utilised as a home office, if a quiet space is required for working or studying from home, further highlighting the home's versatility.





# BATHROOMS

## TWO AIRY WASHROOMS

The house features a bathroom on the first floor comprising a P-shaped bath with an overhead shower and a curved glazed screen, a pedestal basin, and a WC, whilst a shower room on the ground floor comes complete with a shower enclosure and a WC-suite.

Gas central heating and double glazing ensure year-round comfort and efficiency.

Extras: All fitted floor coverings, window coverings, light fittings, integrated kitchen appliances, freestanding fridge/freezer and washing machine, as well as remaining furniture and table tennis table will be included in the sale. Please note, the boiler is currently broken.



# GARDENS & PARKING

Externally, the house is complemented by a good-sized, leafy mature rear garden, boasting an enviable south-facing aspect and featuring a spacious lawn, a patio for alfresco dining furniture and barbecues, and a wealth of established trees and shrubs. Excellent private parking is provided by an attached double garage and a multi-car driveway.



SPACIOUS,  
LEAFY GARDEN  
AND EXCELLENT  
PRIVATE PARKING





# BROUGHTY FERRY

Some four miles east of Dundee on the north bank of the Firth of Tay, Broughty Ferry promises the best of both worlds: a coastal lifestyle with the vibrant city on its doorstep. During the Industrial Revolution, when Dundee established its wealth in 'jute, jam and journalism', the former fishing and whaling village of Broughty Ferry was transformed into one of the most affluent suburbs in Europe, which accounts for its rich stock of grand detached villas and mansion houses.

The seaside resort remains a popular tourist attraction today, with visitors drawn to its long, sandy beach and esplanade, 15th-century Broughty Castle, and its array of fashionable eating and drinking spots. Broughty Ferry enjoys all the local amenities you would expect of a small town, which are supplemented, of course, with world-class shopping, culture, and heritage in Dundee. The UK's first UNESCO City of Design, Dundee was also named Best Place to Live in Scotland 2019 by The Sunday Times. In addition to excellent road (and public bus) links for local and national travel, Broughty Ferry station operates regular services to Dundee and further afield to Aberdeen, Arbroath, and Edinburgh. Daily flights and direct trains to London are also available from Dundee Airport and Dundee train station, respectively. Broughty Ferry offers education at all levels, with nursery schools, three primary schools, and a secondary school. Independent schooling and childcare options are also available nearby, including the prestigious High School of Dundee.





# Thorntons

The right way to move

## ► Our Branches

### ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA  
01333 310481  
anstrutheea@thorntons-law.co.uk

### ARBROATH

165 High Street, Arbroath, DD1 1DR  
01241 876633  
arbroathea@thorntons-law.co.uk

### BONNYRIGG

3-7 High Street, Bonnyrigg, EH19 2DA  
0131 663 7135  
bonnyriggea@thorntons-law.co.uk

### CUPAR

49 Bonnygate, Cupar, KY15 4BY  
01334 656564  
cuparea@thorntons-law.co.uk

### DUNDEE

Whitehall House, 33 Yeaman Shore  
Dundee DD1 4BJ  
01382 200099  
dundeeea@thorntons-law.co.uk

### EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket  
Terrace, Edinburgh, EH12 5HD  
0131 297 5980  
edinburghea@thorntons-law.co.uk

### FORFAR

53 East High Street, Forfar, DD8 2EL  
01307 466886  
forfarea@thorntons-law.co.uk

### MONTROSE

55 High Street, Montrose, DD10 8LR  
01674 673444  
montroseea@thorntons-law.co.uk

### PERTH

7 Whitefriars Crescent, Perth, PH2 0PA  
01738 443456  
perthea@thorntons-law.co.uk

### ST ANDREWS

17-21 Bell Street, St Andrews, KY16 9UR  
01334 474200  
standrewsea@thorntons-law.co.uk

---

Thorntons is a trading name of Thorntons Law LLP Regulated by The Law Society of Scotland



@ThorntonsPropertyServices



@thorntonsproperty



@ThorntonsPS