



**Thorntons**   
The right way to move

## 5 Braemar Gardens,

Broughty Ferry, Dundee,  
DD5 3TE





## Summary

This executive detached house is an exceptional four-bedroom residence, which forms part of a desirable development set on a peaceful cul-de-sac in sought-after Broughty Ferry. The south-facing home is in excellent decorative order throughout, further boasting highly versatile accommodation, as well as three washrooms and generous built-in storage. In addition, it has private parking and a beautiful rear garden, which is landscaped with a sweeping lawn, a patio, and timber deck – all fully enclosed for the safety of families.

Extras: all fitted floor coverings, light fittings, and an integrated ceramic hob and oven/grill to be included in the sale.

## Features

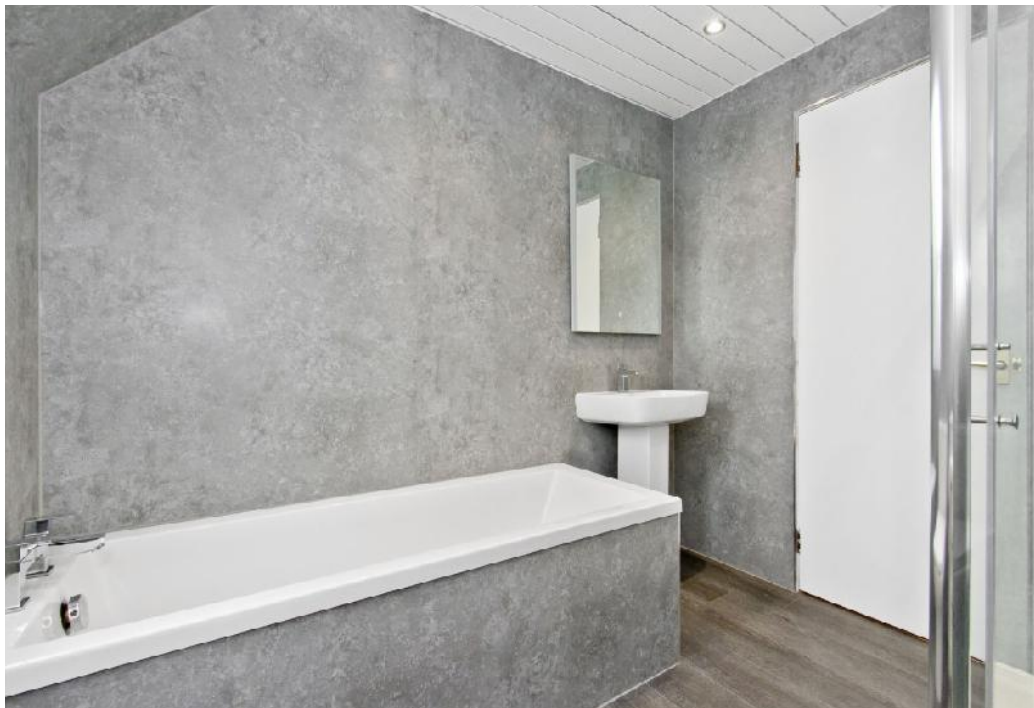
- A large and versatile detached house
- In the coastal suburb of Broughty Ferry
- Modern neutral interiors throughout
- Welcoming porch and hall with storage
- Large living room with garden access
- On-trend dining kitchen and utility room
- Four versatile double bedrooms
- Flexible study/dressing room
- WC cloak room with built-in cloak cupboard
- Modern 3pc en-suite shower room
- 4pc family bathroom with a shower cubicle
- Well-maintained front and rear gardens
- Private driveway and integrated garage
- Gas central heating and double glazing



"A large and versatile detached family home, which offers proximity to the countryside and coastline"



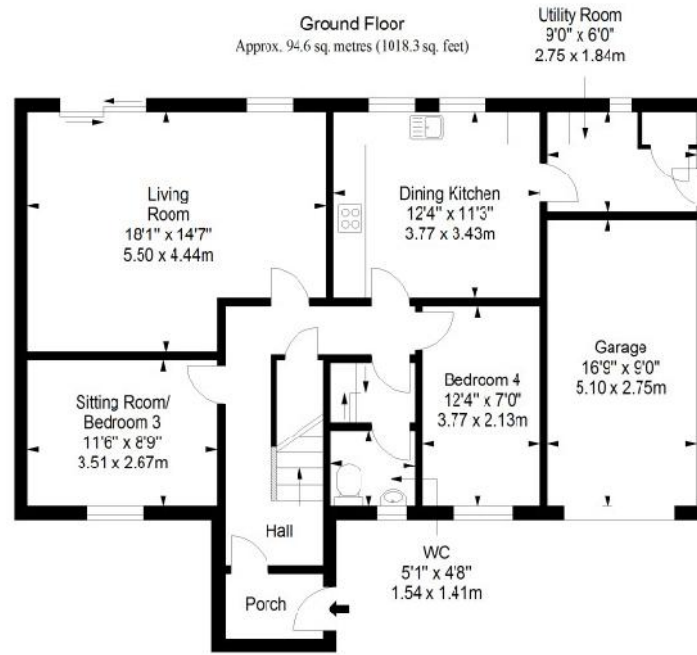
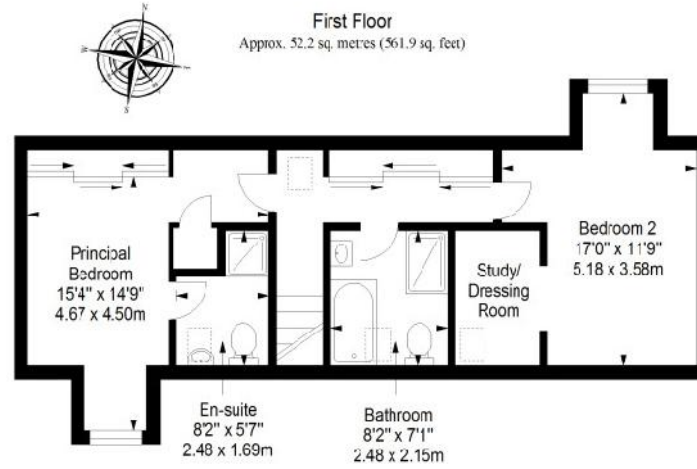




"Brought to market in true move-in condition, with neutral interiors and neatly landscaped gardens"



# Floorplan



Total area: approx. 146.3 sq. metres (1580.2 sq. feet)



# Thorntons

The right way to move

## Our Branches

### ANSTRUTHER

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

### BONNYRIGG

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

### DUNDEE

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

### FORFAR

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

### PERTH

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

### ARBROATH

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

### CUPAR

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

### EDINBURGH

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

### MONTROSE

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

### ST ANDREWS

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



@ThorntonsPropertyServices



@thorntonsproperty



@ThorntonsPS

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