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Offers Over £190,000








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The Lodge, 75 Dundee Road,
Broughty Ferry, Dundee, DD5 1NA



- Detached Lodge House
- Modernisation Required
- Living Room
- Kitchen
- Utility Room
- Bedroom
- Bathroom
- Partial Gas Central Heating
- Ample Garden Grounds
- 2 Outbuildings

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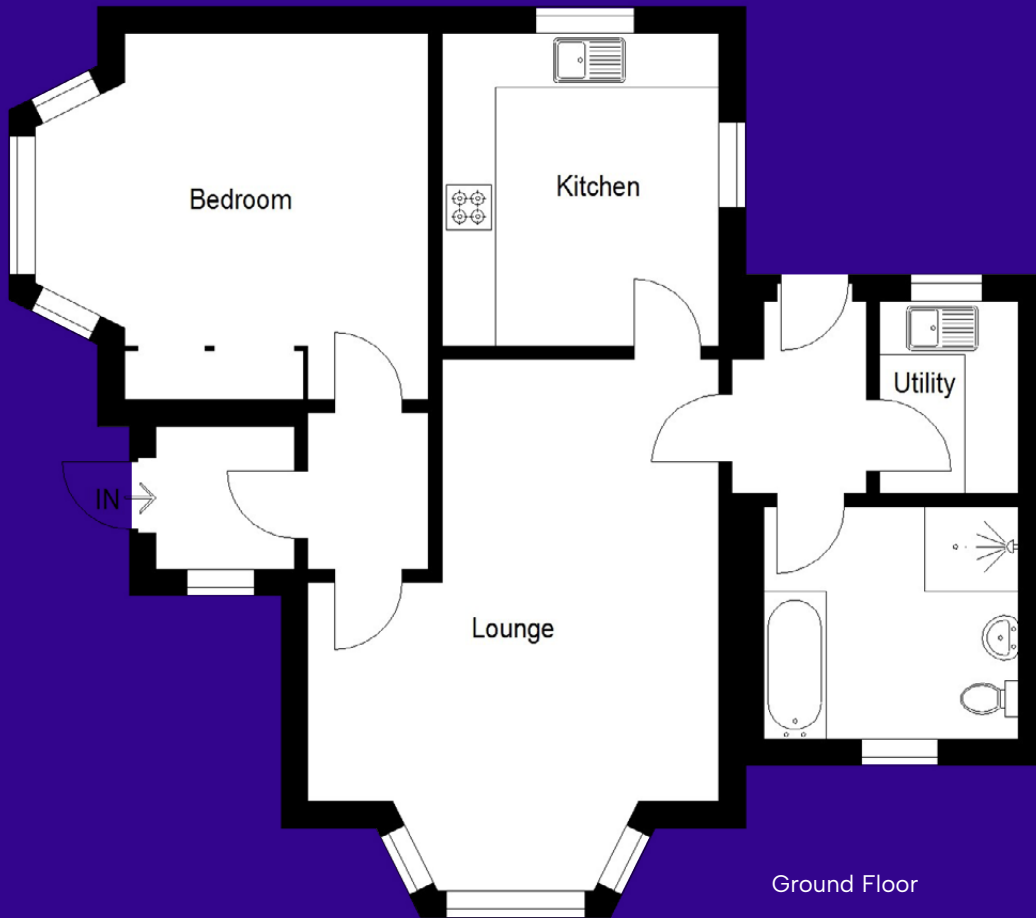
Seldom seen on the market, this is a handsome detached single storey extended lodge house. The subjects are pleasantly located lying on Dundee Road, within the grounds of a former mansion house. The property, which lies to the west of central Broughty Ferry, is in need of some modernisation and this is reflected within the asking price.

The Lodge (circa 1863) extends to around 73sqm or thereby and comprises: entrance vestibule, hallway, living room, spacious kitchen, utility room, bedroom and bathroom. The subjects benefit from partial gas central heating.

Externally there are ample garden grounds predominantly lying to the rear which are terraced and bounded by mature hedge. Two traditional outbuildings.







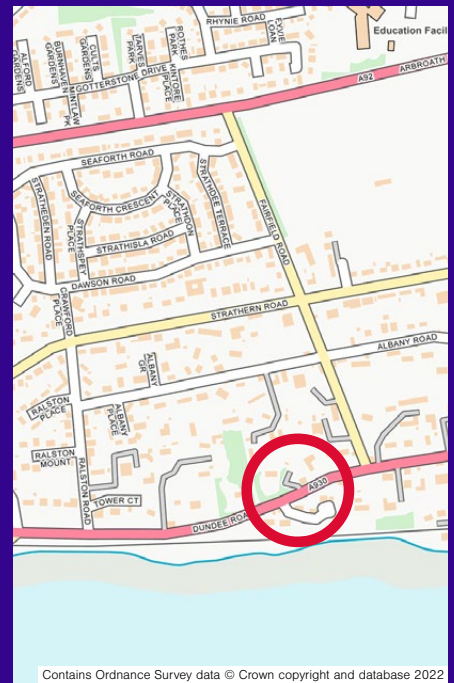
Ground Floor



Accommodation (measurements are approx)

Living Room	4.67m x 5.87m	(15'4" x 19'3")
Kitchen	3.65m x 3.16m	(12'0" x 10'4")
Utility Room	1.94m x 2.10m	(6'4" x 6'11")
Bedroom	5.00m x 3.46m	(16'5" x 11'4") into bay
Bathroom	2.75m x 2.68m	(9'0" x 8'10")





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DISCLAIMER: Entry by mutual arrangement. Viewing strictly through selling agents. Whilst we endeavour to make these particulars as accurate as possible, they do not form any part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital tape. If there is any part of these particulars that you find misleading or simply wish clarification on, please contact our office for assistance.

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