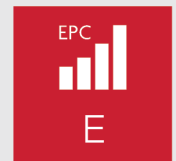
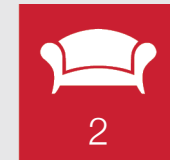




**Thorntons**  
The right way to move

## 165 Hamilton Street

Broughty Ferry, Dundee,  
DD5 2RE





## Summary

Enjoying a sought-after suburban address, just 15 minutes' drive from central Dundee, this detached dormer bungalow offers a spacious four-bedroom, two-bathroom home complemented by outstanding private parking and delightful enclosed gardens to the front and rear. The interiors allow appealing versatility for families and feature two generous reception rooms and a breakfast kitchen (with garden access), with all living areas benefiting from a southerly-facing aspect.

Extras: All fitted floor and window coverings and light fittings are included in the sale.

## Features

- Sought-after coastal suburb
- Spacious detached dormer bungalow
- Entrance vestibule and hall with storage
- Southerly-facing living room
- Dual-aspect dining/sitting room
- Sunny modern breakfast kitchen with garden access
- Principal suite with storage and shower room
- Two further double bedrooms (one with storage)
- Study/Bedroom 4 with storage
- Lovely mature enclosed gardens
- Multi-car gated driveway and detached tandem garage
- Gas central heating and double glazing



“A generous and versatile detached family home with four bedrooms, multiple sunny living areas, and two bathrooms.”





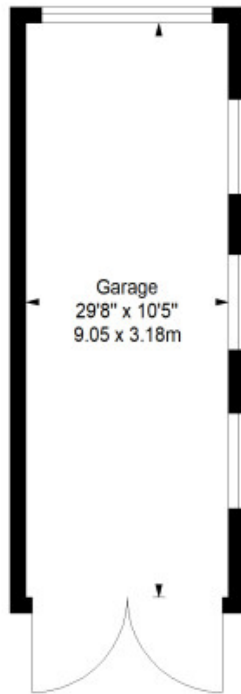


“The enclosed grounds incorporate beautiful mature gardens and a wealth of private parking, including a detached tandem garage

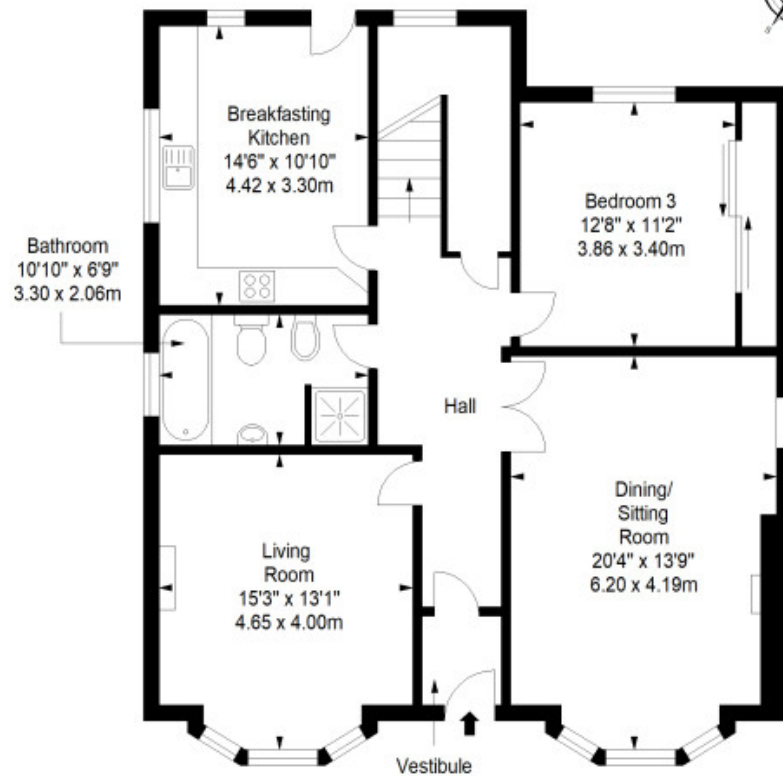


# Floorplan

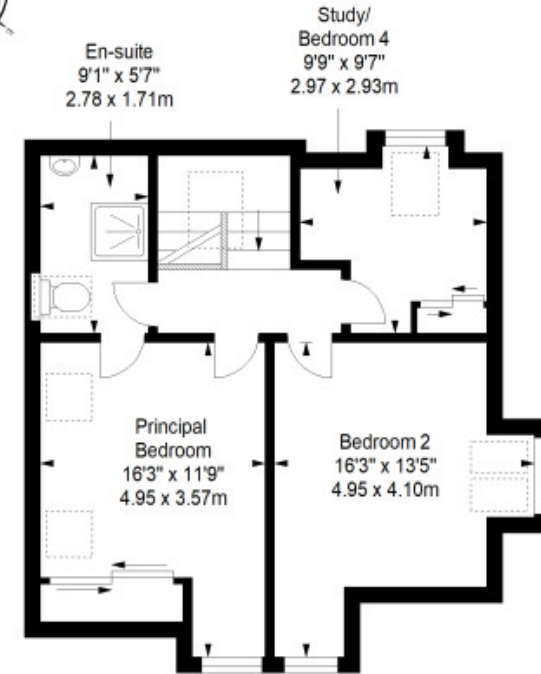
**Garage**  
Approx. 29.0 sq. metres (312.2 sq. feet)



**Ground Floor**  
Approx. 101.5 sq. metres (1092.6 sq. feet)



**First Floor**  
Approx. 54.2 sq. metres (583.4 sq. feet)



Total area: approx. 184.7 sq. metres (1988.2 sq. feet)



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## 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  
edinburgea@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



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