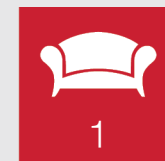




Thorntons
The right way to move

4 Marlee Court Broughty Ferry

Dundee, DD5 3SR



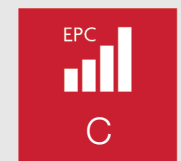
1



3



2



EPC

C



Summary

Quietly situated in the desirable coastal suburb of Broughty Ferry, less than five miles from central Dundee, this appealing detached house is accompanied by a generous private driveway and an enclosed, low-maintenance garden with a south-facing position. The modern family home includes three bedrooms with storage, a bathroom, a principal ensuite shower room, a convenient ground-floor WC, an integrated kitchen with garden access, and a remarkably bright and spacious reception room also leading outside. Extras: All fitted floor and window coverings and light fittings are included in the sale, as well as an integrated double separate fridge, double separate freezer, washer/dryer, and dishwasher.

Features

- Quiet setting in sought-after Broughty Ferry
- Spacious modern detached house
- Vestibule and hall with storage and WC
- Bright and spacious living/dining room with garden access
- Integrated kitchen with garden access
- Principal suite with storage and shower room
- Two further bedrooms with storage
- Bathroom with shower-over-bath
- Enclosed south-facing garden with a shed
- Multi-car private driveway
- Gas central heating and double-glazing



“A perfect family home with three bedrooms, multiple bathrooms, and generous living space leading onto a sunny secure garden.”





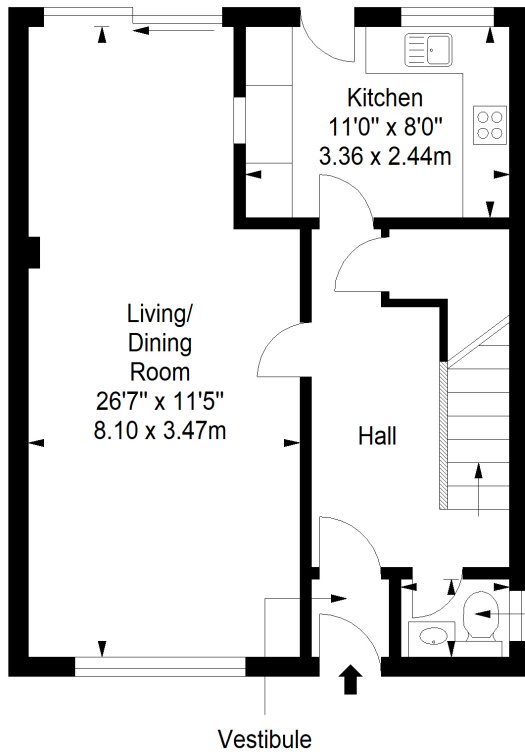


“The property's quiet setting in sought-after Broughty Ferry allows easy access to the coast and Dundee's wide-ranging amenities.”

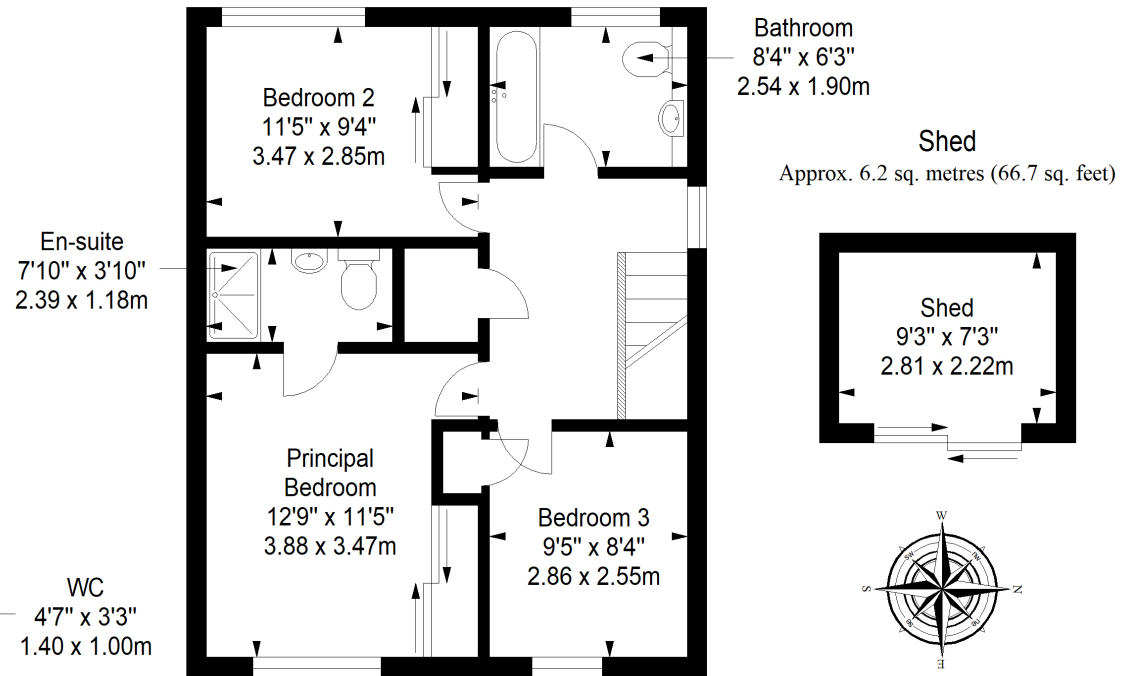


Floorplan

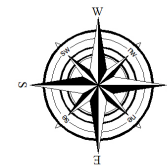
Ground Floor
Approx. 50.2 sq. metres (540.4 sq. feet)



First Floor
Approx. 50.2 sq. metres (540.4 sq. feet)



Total area: approx. 106.6 sq. metres (1147.5 sq. feet)





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