



18 Aberfoyle Gardens

Broughty Ferry, Dundee DD5 3EE

















Summary

Introducing a two-bedroom mid-terrace house in sought-after Broughty Ferry. This spacious residence is brought to market enjoying light-filled accommodation with attractive, modern interiors. It further benefits from a generous, sunny living room with sliding doors to the rear garden, a quality kitchen with modern appliances and worktops, and a contemporary shower room, as well as fitted storage. The home is part of an established residential development and benefits from access to a well-maintained, sun-facing rear garden with outdoor seating and private driveway parking.

Extras: All fitted floor and window coverings, light fittings and kitchen appliances are to be included in the sale.

Features

- Mid-terrace in Broughty Ferry
- Part of an established residential development
- Stylish, contemporary interiors
- Inviting entrance hall
- Sunny living room with rear access
- Attractive fitted kitchen
- Generous main bedroom with wardrobe
- Versatile second bedroom with a south easterly aspect
- Modern shower room
- Enclosed rear garden with seating space
- Private driveway parking
- Gas central heating and double glazing









Floorplan

Ground Floor First Floor Approx. 22.5 sq. metres (242.2 sq. feet) Approx. 22.5 sq. metres (242.2 sq. feet) Bedroom 2 Shower 8'4" x 6'7" Room Living 2.54 x 2.00m 6'7" x 5'6" Room 2.00 x 1.67m 12'1" x 12'0" 3.68 x 3.67m Kitchen 8'7" x 5'3" Bedroom 1 2.61 x 1.60m 11'0" x 8'10" 3.36 x 2.70m

Total area: approx. 45.0 sq. metres (484.4 sq. feet)

Thorntons The right way to move



ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA 01333 310481 anstrutherea@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

EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket Terrace, Edinburgh, EH12 5HD 0131 297 5980 edinea@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

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







