



**Thorntons**   
The right way to move

## 12 Ralston Road, Broughty Ferry

Dundee, Angus ,DD5 1NQ

 1	 2
 1	 D



## Summary

This two-bedroom semi-detached home lies in the sought-after coastal suburb of Broughty Ferry, with Dundee city centre under 9 minutes away by car, ideal for buyers looking to escape the bustle of city life while still enjoying access to excellent city amenities and attractions. The home boasts a large living and dining room with a sizeable west-facing window for ample natural light, a fitted kitchen with rear garden access, a spacious double bedroom and a versatile, west-facing second bedroom. Completing the home is a modern shower room. Externally, the property benefits from well-kept gardens, a drying area, a garage and a private driveway.

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

## Features

- Semi-detached bungalow in Broughty Ferry
- Part of an established development
- Outstanding location near bus/rail links, parks and the beach
- Bold, modern interiors throughout
- Entrance vestibule and hall with storage
- West-facing living/dining room with fireplace
- Kitchen with rear access
- Spacious double bedroom
- Versatile second bedroom with a westerly aspect
- Modern shower room
- Private gardens to the front and rear
- Private garage and driveway parking
- Gas central heating and double glazing



“A two-bedroom semi-detached bungalow with a generous living area, fitted kitchen and modern shower room.”







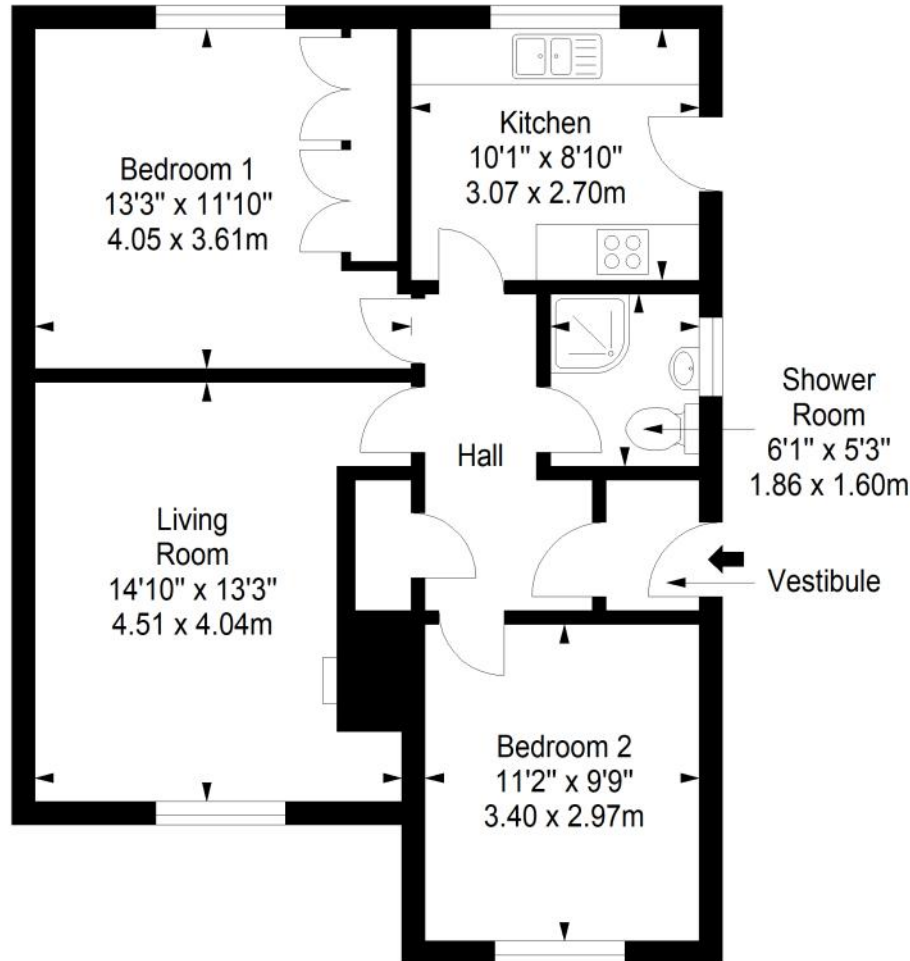
“This two-bedroom home enjoys enclosed garden grounds, plus ample private parking with a garage and driveway.”



# Floorplan

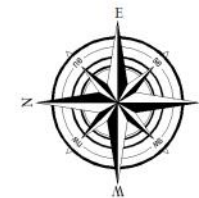
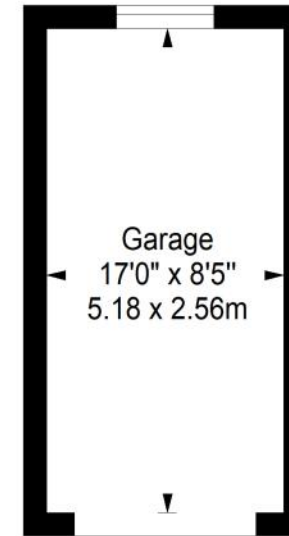
## Ground Floor

Approx. 64.6 sq. metres (695.3 sq. feet)



## Garage

Approx. 13.2 sq. metres (142.1 sq. feet)



Total area: approx. 77.8 sq. metres (837.4 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  
cupareaa@thorntons-law.co.uk

### **EDINBURGH**

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

### **MONTROSE**

55 High Street, Montrose, DD10 8LR  
01674 673444  
montroseaa@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