

# FAIRWAYS

Broughty Ferry, Dundee, DD5 2LQ



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## WELCOME TO FAIRWAYS

This impressive, architect-designed four-bedroom, two-bathroom detached residence boasts a prestigious suburban address, just 10 minutes stroll from Broughty Ferry Beach. Beautifully nestled amongst lush green gardens, it offers elevated views towards historic Broughty Castle and across the River Tay to Tentsmuir Forest. The versatile, generously proportioned interiors feature upside-down living and a first-floor balcony to make the most of the south-facing aspect and stunning scenery. A long, secure driveway makes a sweeping approach to the home, where an integral double garage provides extra parking.



PROPERTY NAME

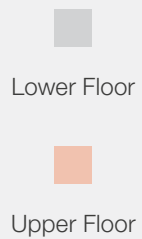
Fairways

LOCATION

Broughty Ferry, Dundee, DD5 2LQ

APPROXIMATE TOTAL AREA:

343.2 sq. metres (3694.3 sq. feet)



The floorplan is for illustrative purposes.  
All sizes are approximate.



Total area: approx. 343.2 sq. metres (3694.3 sq. feet)

# SOUGHT-AFTER

*BROUGHTY FERRY ADDRESS CLOSE TO THE BEACH*



This exclusive, architect-designed three/four-bedroom, two-bathroom detached residence is desirably located in the coastal suburb of Broughty Ferry, close to the beach. Its elevated position offers breathtaking south-facing views across the River Tay, and the interior has an upside-down living arrangement, including multiple receptions, a dining kitchen and a large loft, to make the most of this attraction. The superior family home enjoys an idyllic setting within attractive gardens, approached via a gated driveway that provides ample parking alongside an integral double garage.

## GENERAL FEATURES

- Exclusive suburban address close to the beach
- Stunning south-facing views across the River Tay
- Substantial detached family home
- Well-presented and versatile interiors
- Upside-down living maximises the scenic outlook
- EPC Rating - C

## ACCOMMODATION FEATURES

- Porch and impressive reception hall with storage, utility room, and WC cloakroom
- Elegant south-facing living room with balcony access
- Bright, multi-purpose dining room with balcony access
- Well-appointed south-facing dining kitchen with balcony access
- Luxury principal suite with fitted dressing room and four-piece bathroom
- Two further large double bedrooms with storage
- Study/Bedroom 4 with external access
- Spacious, versatile loft
- Large lower hall with storage
- Four-piece family bathroom
- Gas central heating and double glazing

## EXTERNAL FEATURES

- South-facing upper balcony with river views
- Idyllic wraparound gardens with views and a sunny aspect
- Generous driveway (with electric gates)
- Integral double garage with storage





# IMPRESSIVE

## RECEPTION HALL



An inviting porch shelters the front entrance, which opens into a light-filled reception hall on the upper floor. It is an uplifting space with stylish carpeting and an elegant galleried stairwell. Access is provided to useful storage, a utility room, a cloakroom, two reception rooms, and a dine-in kitchen.





*UPSIDE-DOWN LIVING TAKES FULL ADVANTAGE OF THE SCENIC SOUTH-FACING POSITION*

# RECEPTION ROOMS





The three communal living spaces face south toward the river, as does the seating balcony they all have access to. The carpeted living room includes decorative fireplace with gas supply, while the formal dining room is a cosy family space, continuing the statement carpeting from the hall.





# WELL-APPOINTED

*KITCHEN WITH A SOUTH-FACING DINING AREA*



A wide bow window in the kitchen provides a bright dining alcove and panoramic vistas. The kitchen's tasteful fitted cabinetry has an enduring classical design and is accompanied by a central island with an induction hob and hood, plus ample illuminated workspace.



Additional integrated appliances include an eye-level double oven, a fridge, and a dishwasher. A utility room off the hall with external access discreetly houses a freestanding washing machine and dryer, with space for further white goods if required.







*ELEVATED VIEWS TOWARDS HISTORIC  
BROUGHTY CASTLE AND ACROSS THE RIVER  
TAY TO TENTSMUIR FOREST*











## A LUXURY PRINCIPAL SUITE AND UP TO THREE MORE SPACIOUS BEDROOMS

Tucked away to one end of the first floor is a luxurious principal suite featuring a large bedroom with a scenic dual-aspect outlook, a fitted dressing room, and a super-stylish en-suite bathroom. Two further double bedrooms (with fitted storage) are located on ground level, accessible from the large lower hall. All three bedrooms have an impressive footprint, carpeted for optimum comfort. Striking tartan carpeting in the lower hall continues into an adjoining study (or fourth double bedroom), benefiting from a handy external entrance.







*A LARGE PRINCIPAL BEDROOM WITH A SCENIC DUAL-ASPECT  
OUTLOOK, A FITTED DRESSING ROOM, AND A SUPER-STYLISH  
EN-SUITE BATHROOM*







# THE BATHROOMS

*TWO FOUR-PIECE  
BATHROOMS  
AND A THIRD WC  
ACCOMMODATE BUSY  
FAMILIES*

The hall cloakroom provides a convenient WC, while the contemporary bathroom in the principal suite includes a bath and a walk-in rainfall shower. On the ground floor, there is a second bathroom with a separate bath and shower.





# GARDENS & PARKING

*IDYLIC GARDENS – A SAFE AND TRANQUIL HAVEN FOR ALL THE FAMILY TO ENJOY*

The hall cloakroom provides a convenient WC, while the contemporary bathroom in the principal suite includes a bath and a walk-in rainfall shower. On the ground floor, there is a second bathroom with a separate bath and shower.

Multiple vehicles can be accommodated on the large, gated driveway and within a double garage accessible from the interior.





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# BROUGHTY FERRY



Some four miles east of Dundee on the north bank of the Firth of Tay, Broughty Ferry promises the best of both worlds: a coastal lifestyle with the vibrant city on its doorstep. During the Industrial Revolution, when Dundee established its wealth in 'jute, jam and journalism', the former fishing and whaling village of Broughty Ferry was transformed into one of the most affluent suburbs in Europe, which accounts for its rich stock of grand detached villas and mansion houses. The seaside resort remains a popular tourist attraction today, with visitors drawn to its long, sandy beach and esplanade, 15th-century Broughty Castle, and its array of fashionable eating and drinking spots. Broughty Ferry enjoys all the local amenities you would expect of a small town, which are supplemented, of course,

with world-class shopping, culture, and heritage in Dundee. The UK's first UNESCO City of Design, Dundee was also named Best Place to Live in Scotland 2019 by The Sunday Times. In addition to excellent road (and public bus) links for local and national travel, Broughty Ferry station operates regular services to Dundee and further afield to Aberdeen, Arbroath, and Edinburgh. Daily flights and direct trains to London are also available from Dundee Airport and Dundee train station, respectively. Broughty Ferry offers education at all levels, with nursery schools, three primary schools, and a secondary school. Independent schooling and childcare options are also available nearby, including the prestigious High School of Dundee.





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