



16 Elie Avenue,
Broughty Ferry

Dundee, DD5 3SF

 2	 5
 3	 C



Summary

This well-presented detached chalet bungalow perfectly meets family needs with five versatile bedrooms and multiple openly connected living areas that are spacious and filled with natural light. There is also practicality and convenience with useful built-in storage, a bathroom, and two shower rooms, one on the ground floor and one en-suite. The enclosed plot is also neatly kept and includes a large, lawned garden. The property is situated in sought-after Broughty Ferry, within Grove Academy catchment area, a short walk of Barnhill Primary School, whilst also just five miles from central Dundee, and offers plentiful, secure parking with a garage, an EV charger and a gated driveway. Extras: Includes all fitted floor and window coverings, light fittings, the kitchen island, the three free-standing wardrobes, and the EV Charger.

Features

- Sought-after suburban address
- Modern detached chalet bungalow
- Comfortable family-oriented interiors
- Vestibule and hall with good storage
- Dual-aspect living room open to:
 - Dining room and hall
- Bright, attractive kitchen with external access
- Five double bedrooms (two with storage)
- Two shower rooms (one en-suite)
- Family bathroom with shower-over-bath
- Generous enclosed garden
- Large, gated driveway, detached single garage and an EV charger
- Gas central heating and double glazing



"A spacious and versatile five-bedroom family home with multiple bathrooms and social, interconnected living spaces."





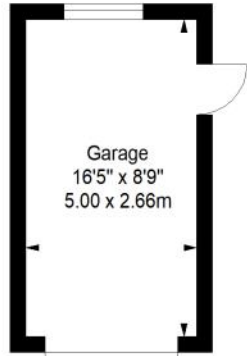


“The desirable property is complemented by a gated driveway, a garage, and a generous garden, secure for family recreation.”

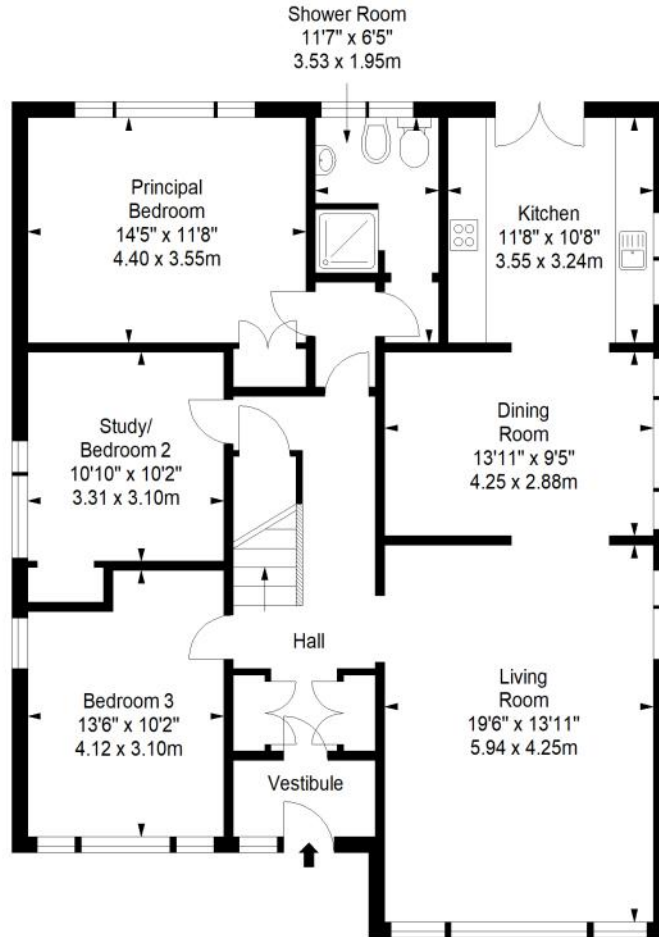


Floorplan

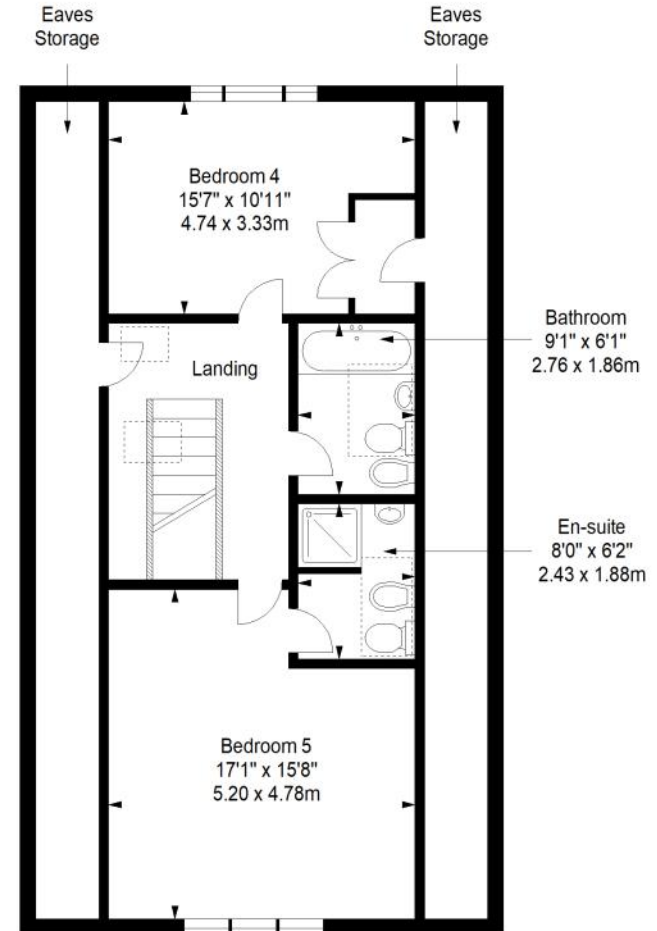
Garage
Approx. 13.3 sq. metres (143.1 sq. feet)



Ground Floor
Approx. 118.1 sq. metres (1271.3 sq. feet)



First Floor
Approx. 92.2 sq. metres (992.5 sq. feet)



Total area: approx. 223.6 sq. metres (2406.9 sq. feet)



Thorntons

The right way to move

Our Branches

ANSTRUTHER

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