



50 Dalhousie Road, Broughty Ferry,  
Dundee, DD5 2SW  
**OFFERS OVER £180,000**

Contact Solicitors for an  
appointment to view  
**01382 203000**

**Chamber Practice** 





- **Main Door Ground Floor Flat**
- **Highly Sought After Area**
- **Vestibule & Hall**
- **Lounge/Dining**
- **Kitchen**
- **Modern Bathroom**
- **2 Double Bedrooms**
- **Large Basement**
- **DG & GCH**
- **Integrated Appliances**
- **White Goods**
- **Period Features**
- **Private Gardens**
- **Ideal Family Home/Downsize**

Fantastic opportunity to purchase this well presented main door ground floor flat situated in a highly sought after location within reasonable walking distance of central Broughty Ferry with its wide range of amenities including shops, boutiques, bars, restaurants, hair and beauty salons, convenience stores, beach front, harbour, Castle Green, and rail station. The property is also located within the excellent school catchments of Eastern Primary and Grove Academy.

The subjects are in good decorative order throughout and benefit from well-proportioned rooms, period features, double glazing, gas central heating, modern bathroom and large basement (suitable for conversion subject to local authority consents).

Accommodation comprises entrance vestibule; hallway with connecting doors to all rooms; elegant lounge with front facing bay window, ornate cornice and ceiling rose, focal fireplace and recessed display shelving with storage below; kitchen with cast iron fireplace, fitted base and wall mounted units with complementary worktops and contrasting splashback tiling, integrated electric hob and oven, free standing fridge freezer and washing machine; stylish bathroom with W.C., wash hand basin and bath with mains fed shower over, full wet-wall panelling and heated towel rail; and two generous double bedrooms.

Externally there is an enclosed, easily maintained garden to the front, large south-facing garden to the rear and an external staircase leading to a large basement which has been divided into separate rooms with power points, heating and lighting.

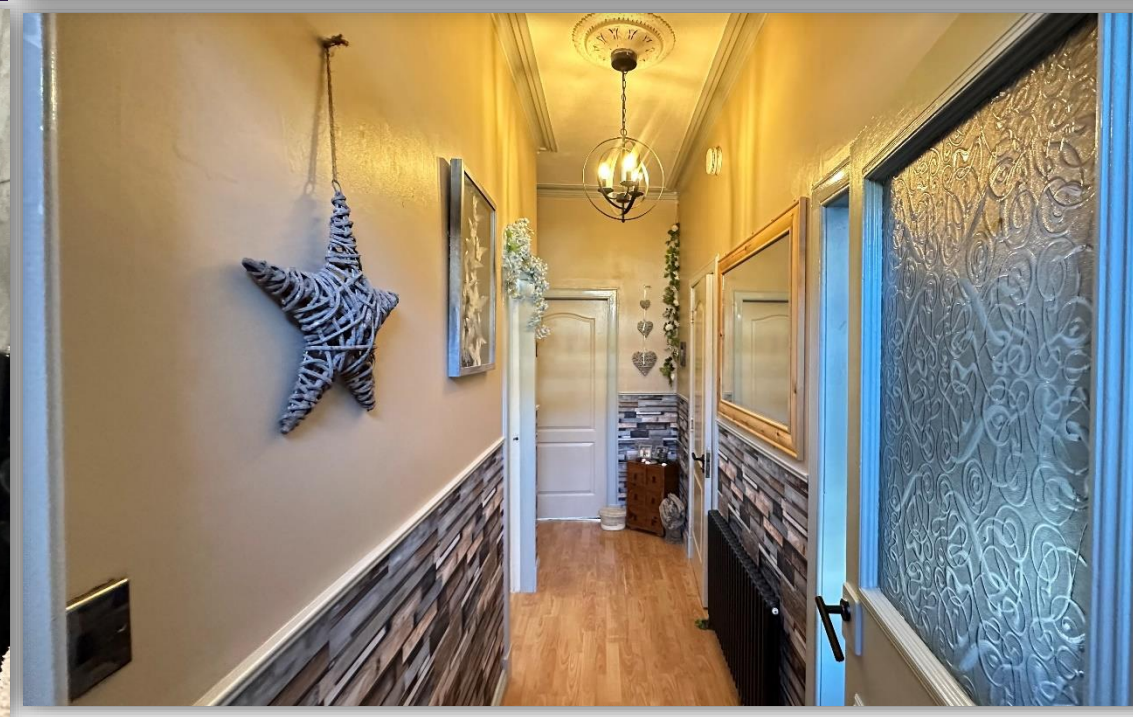
It is anticipated this particular property will appeal to a variety of purchasers and early viewing is highly recommended.



Dundee, the City of Discovery, is a modern and vibrant city set in a stunning location at the mouth of the River Tay on the east coast of Scotland with a population of approx. 142,000.

The city benefits from a central geographic location, with 90% of Scotland within 90 minutes drive. Dundee is a main station on the UK east coast line, has excellent motorway network access and a regional airport with direct flights from London. It is also a significant cruise ship port and is currently undergoing a multimillion pound regeneration of its waterfront connecting the city centre to the River Tay once again.

Dundee is attracting inward investment from around the world and has been receiving recognition on the world stage, being described as the best city U.K, and one of the best places in Europe to visit.



**Chamber Practice** 

Dundee: 01382 203000

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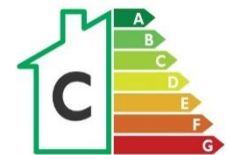




GROUND FLOOR  
68.0 sq.m. approx.



TOTAL FLOOR AREA: 68.0 sq.m. approx.  
Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their quality or efficiency can be given.  
Made with Metagis C2025



*Included in the sale are all carpets and floor coverings, window blinds where fitted, light fittings, integrated appliance, fridge freezer, washing machine, garden table and chairs and timber shed.*

These particulars have been carefully prepared and are believed to be correct, but their accuracy is not guaranteed and prospective purchasers must satisfy themselves as to the various points mentioned herein before offering. All measurements have been taken using an electronic measurement device and are not guaranteed.

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