



— Dundee, DD4 6JJ —  
**160 BROUGHTY FERRY ROAD**  
TOP FLOOR MAISONETTE





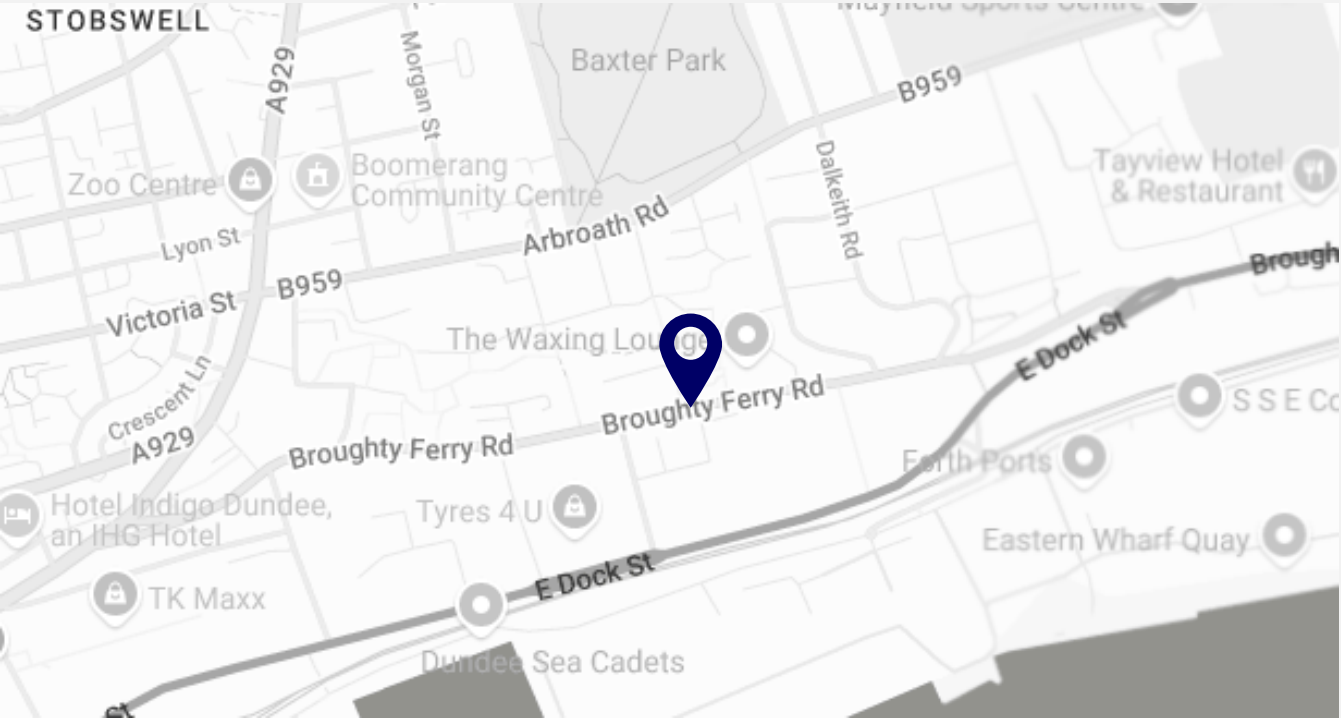
160 BROUGHTY FERRY ROAD, DUNDEE  
TOP FLOOR MAISONETTE  
HOME REPORT VALUE - £85,000

OFFERS OVER - £85,000

- Traditional Hall
- Kitchen Area
- Dining Area
- Lounge Area
- 2 Bedroom
- Bathroom

EPC: D

CTB: B





# THE PROPERTY

This spacious maisonette flat sits in an elevated location with attractive views of the river and Fife, from the front facing windows.

Split over two levels the property does require a full modernisation programme but would be considered by lenders as habitable as there is a fully operational hot water and electric system.

Entering the property on the first floor, to the traditional hallway, the rooms on the lower level consist of a large open plan lounge, dining and kitchen area, with ample storage.

On the upper level of the property are two double bedrooms and a family bathroom.

All of the areas require modernisation, including both the bathroom and kitchen. There are however modern double glazed windows fitted and there is a gas meter fitted in the property.

Currently there are only gas room heaters fitted in the downstairs rooms but with the gas meter already being installed we anticipate that a full gas central heating system should be easy enough for a purchaser to install, as many of the other properties within this estate have now done.

This would be an amazing opportunity for a first time buyer or investor to purchase a spacious home, with the view of good rental income or alternatively your own accommodation, with attractive views.

There is free on street parking, a regular bus service both into and out of Dundee city centre and the property is located close enough to Dundee city centre that walking or cycling would be relatively easy.

---





# ACCOMMODATION

## INTERNAL

- Kitchen Area - 9'8" x 8'8"
- Dining Area - 12'5" x 7'4"
- Lounge Area - 12'9" x 8'9"
- Upper Landing
- Bedroom 1 - 15'7" x 9'11"
- Bedroom 2 - 13'1 x 8'9"
- Bathroom - 6'6" x 5'6"

## EXTERNAL

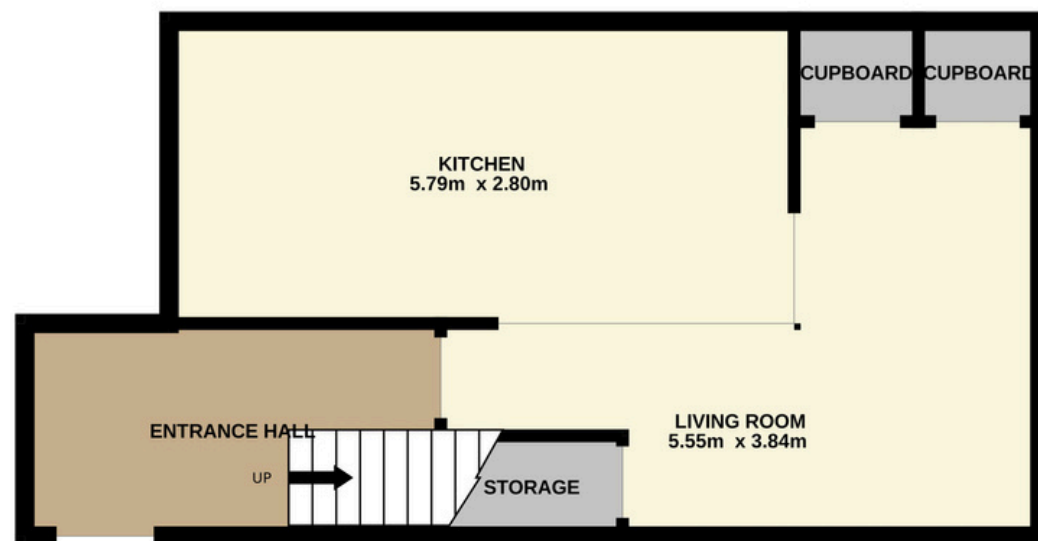
Mutual drying green with bin store adjacent to lower level.



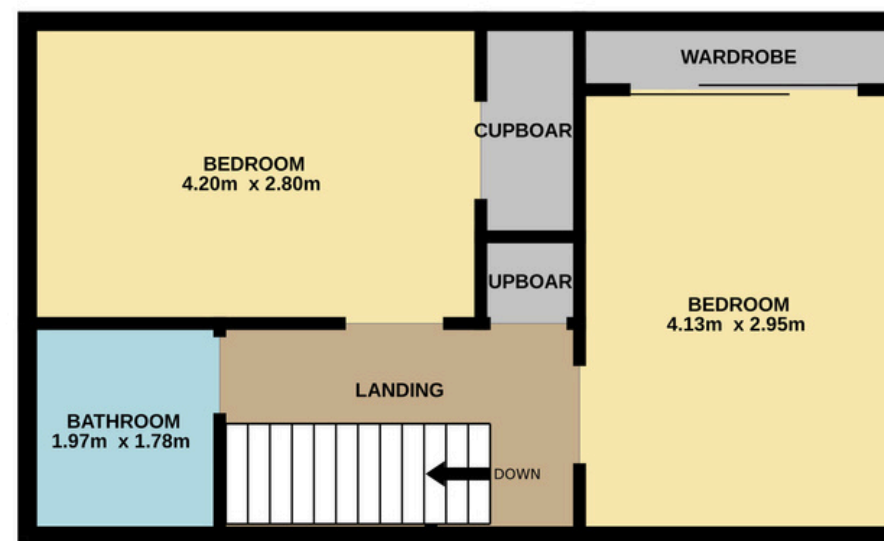


# FLOORPLAN

GROUND FLOOR  
41.1 sq.m. approx.



1ST FLOOR  
38.5 sq.m. approx.



TOTAL FLOOR AREA : 79.6 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 operability or efficiency can be given.  
Made with Metropix ©2025

## HOME REPORT

The Home Report is available through the  
TSPC website

## VIEWING REQUESTS

Contact details below to arrange a  
viewing:

### Property Department

Tel : 01382 201010

Email : [propertyreception@ross-strachan.co.uk](mailto:propertyreception@ross-strachan.co.uk)

## EXTRAS

Certain extras may be available by separate negotiations





— Dundee, DD4 6JJ —  
**160 BROUGHTY FERRY ROAD**  
TOP FLOOR MAISONETTE