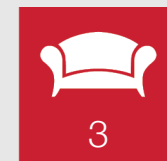




Thorntons
The right way to move

2 Cortachy Crescent,

Broughty Ferry, Dundee,
DD5 3BF



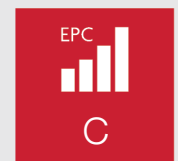
3



4



2



C



Summary

Enjoying a highly sought-after location in Broughty Ferry, within easy reach of excellent amenities, schools, shops, parks, and commuter links to central Dundee, this detached house is sure to appeal to a wide range of buyers. The accommodation comprises a generous, southeast-facing living room, a family room/formal dining room open to the triple-aspect sunroom, a dining kitchen, four bedrooms (three with built-in wardrobes), and two bathrooms. Outside, 2 Cortachy Crescent boasts a double driveway, leading to an attached garage, and private gardens featuring a shed, a drying area, and an outdoor seating space.

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

Features

- Detached house in Broughty Ferry
- Part of a modern residential suburb
- Modern interiors throughout
- Entrance hall with a WC
- Sunny living room with fireplace
- Triple-aspect sunroom with garden access
- French-doored formal dining room/family room
- Dining kitchen with under-stairs storage
- Wardrobed main bedroom with en-suite
- Two more bedrooms with built-in wardrobes
- Versatile fourth bedroom/study
- Modern bathroom with a handheld shower
- Private gardens to the front and rear
- Private garage and driveway parking
- Gas central heating and double glazing



“An attractive detached house in Broughty Ferry, with four bedrooms, a sunny living room, a dining kitchen, and two bathrooms.”







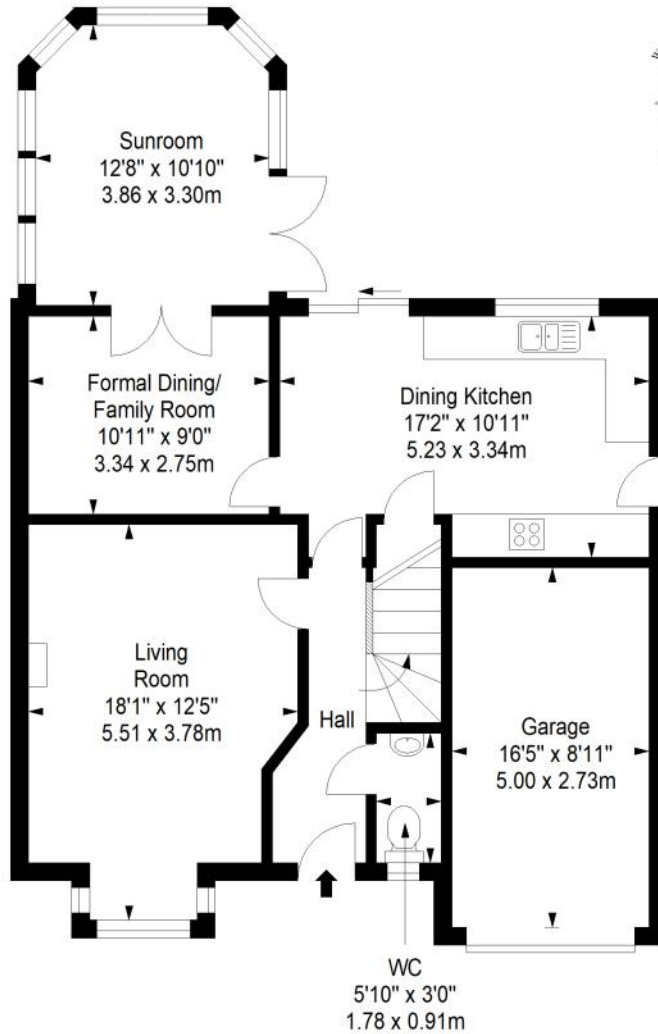
“The property is accompanied by a front garden, a double driveway, a single garage and an enclosed rear garden with a shed, a drying area and outdoor seating space.”



Floorplan

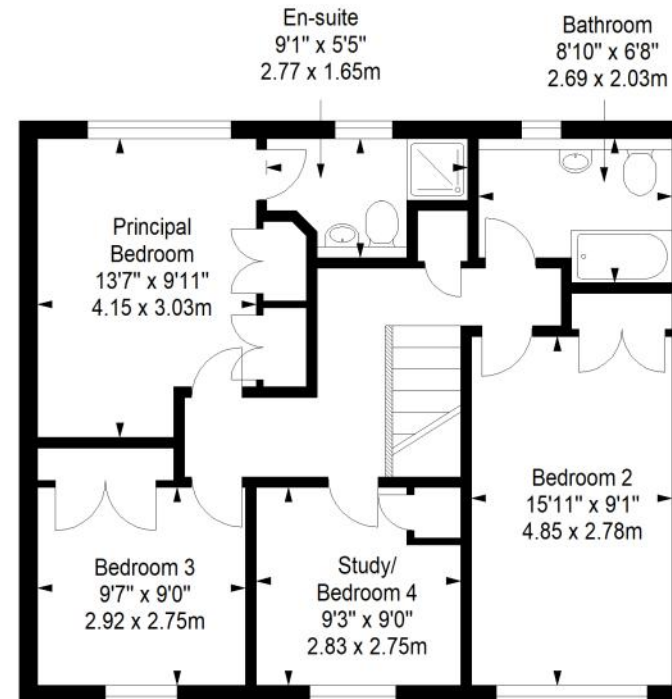
Ground Floor

Approx. 83.9 sq. metres (903.1 sq. feet)



First Floor

Approx. 67.3 sq. metres (724.4 sq. feet)



Total area: approx. 151.2 sq. metres (1627.5 sq. feet)



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