



**1 Skene Street, Broughty Ferry,
Dundee, DD5 3ET
OFFERS OVER £245,000**

Contact Solicitors for an appointment
to view or contact Seller direct outwith
office hours
07954331576

Chamber Practice 



- **Highly Sought After Area**
- **Vestibule & Hall**
- **Lounge**
- **Dining Kitchen**
- **Family Bathroom**
- **4 Double Bedrooms**
- **DG & GCH**
- **Integrated Appliances**
- **Private Gardens**
- **Driveway**
- **Excellent School Catchments**
- **Absolute Move in Condition**
- **Lovely Family Home**

Fantastic opportunity to purchase this beautifully presented semi-detached chalet villa located in a much sought after location with nearby local amenities including excellent schools, shops, leisure and recreation facilities and main bus route. Central Broughty Ferry with its wide range of amenities is a short drive away and Dundee City Centre is within easy reach.

This deceptively spacious property is in excellent decorative order throughout and benefits from modern kitchen and bathroom, double glazing and gas central heating. Quality flooring and contemporary décor throughout further enhance this lovely family home.

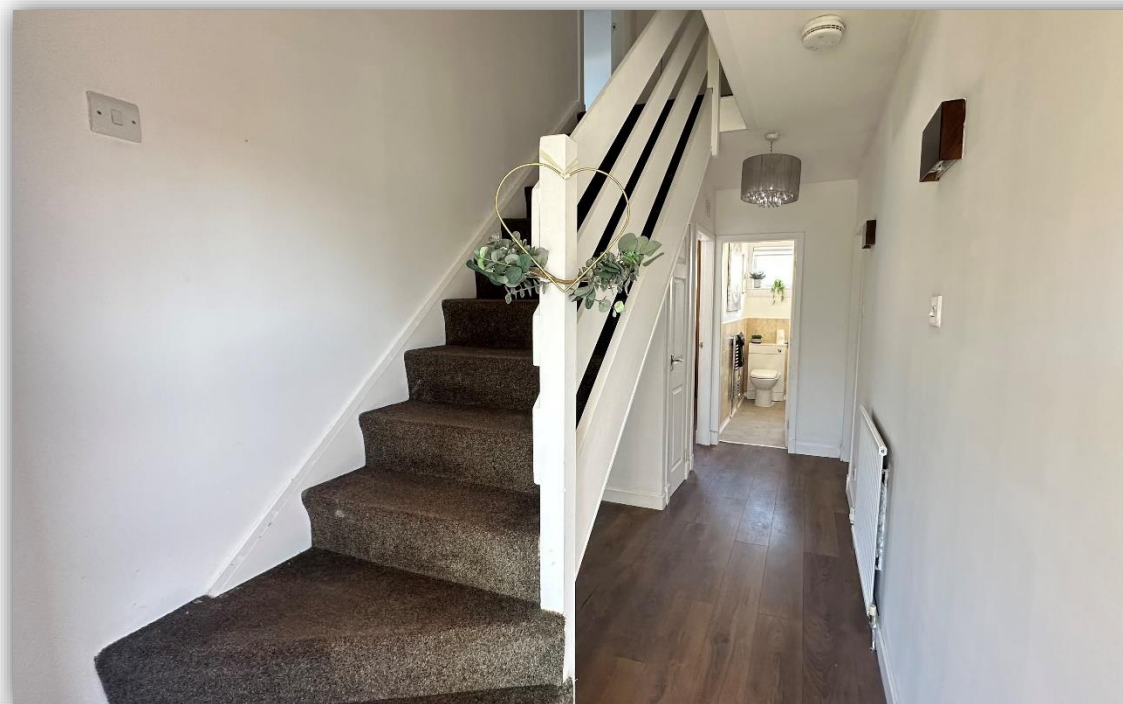
Accommodation comprises entrance vestibule leading to hallway which has storage cupboard, connecting doors to lounge, bathroom and ground floor bedrooms and carpeted staircase to upper floor; bright and airy lounge with feature media wall with inset flat screen television and LED electric fireplace; well appointed kitchen fitted with a range of base and wall mounted units with contrasting worktops and complementary splashback tiling, integrated hob, oven, fridge freezer and washer dryer (*it should be noted the integrated dishwasher is not in working order*), clearly defined dining area with external door leading to rear garden; stylish family bathroom with W.C., vanity unit and bath with mains fed shower over; and 2 double bedrooms with recessed wardrobes. On the upper floor there are 2 further double bedrooms with recessed wardrobes. Externally there are fully enclosed south-facing gardens to the rear, north facing front garden and gravel driveway providing ample off street parking facilities.

It is anticipated that this particular property will prove popular and early viewing is a must to avoid disappointment.

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.



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Dundee: 01382 203000

Brechin: 01356 622289

Cupar: 01334 658222

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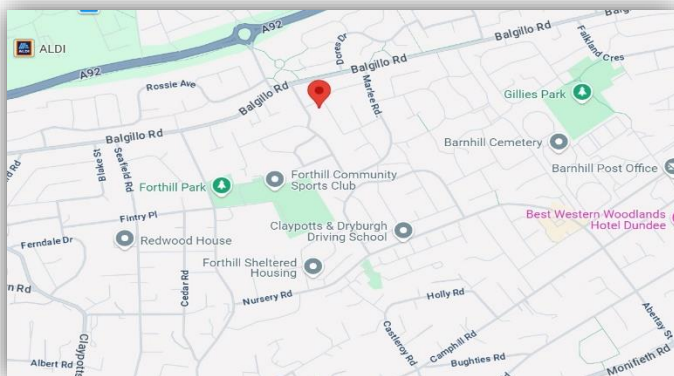
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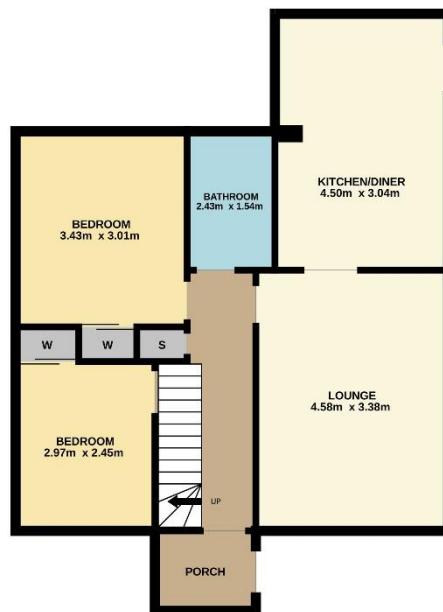
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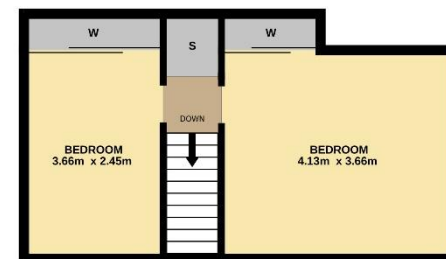
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GROUND FLOOR



1ST FLOOR



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 is given as to their operability or efficiency can be given.
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*Included in the sale are all carpets and floor coverings, curtains and window blinds where fitted, light fittings, integrated appliances and garden shed. **The integrated dishwasher is not in working order.***

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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