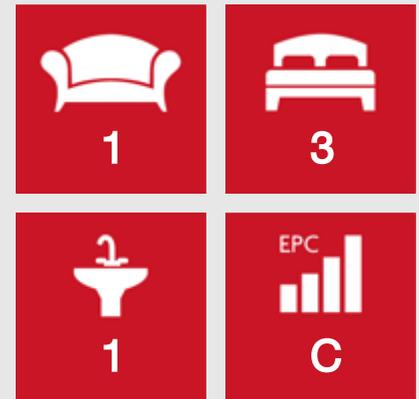




**Thorntons**  
The right way to move

54 Portree Avenue, Broughty  
Ferry, Dundee, Angus DD5  
3EQ





### Summary

Semi-detached villa, in a prime Broughty Ferry location, which offers comfortable accommodation and comprises: bright lounge with stairs to upper floor, kitchen / dining room with a range of wall and base units, bathroom three piece bathroom suite and three well appointed bedrooms. Practical attributes include gas fired central heating, double glazing and integrated storage facilities. Externally the property benefits from private garden grounds to the rear and off-street parking facilities with a single garage.

### Features

- Semi Detached Villa
- Popular Residential Area
- Convenient For Local Amenities
- Lounge
- Dining Kitchen
- Three Bedrooms
- Bathroom
- GCH; DG; EPC - C
- Gardens & Garage
- Viewing Highly Recommended

### Room Measurements

Lounge: 17' 0" x 12' 10" (5.18m x 3.91m)

Kitchen/Dining: 16' 10" x 9' 8" (5.13m x 2.95m)

Bedroom: 11' 2" x 9' 9" (3.40m x 2.97m)

Bedroom: 10' 9" x 9' 7" (3.28m x 2.92m)

Bedroom: 7' 6" x 6' 11" (2.29m x 2.11m)

Bathroom: 6' 10" x 5' 10" (2.08m x 1.78m)



Situated in a popular residential development which is conveniently placed for many local amenities including schooling, leisure facilities and excellent commuter transport links.





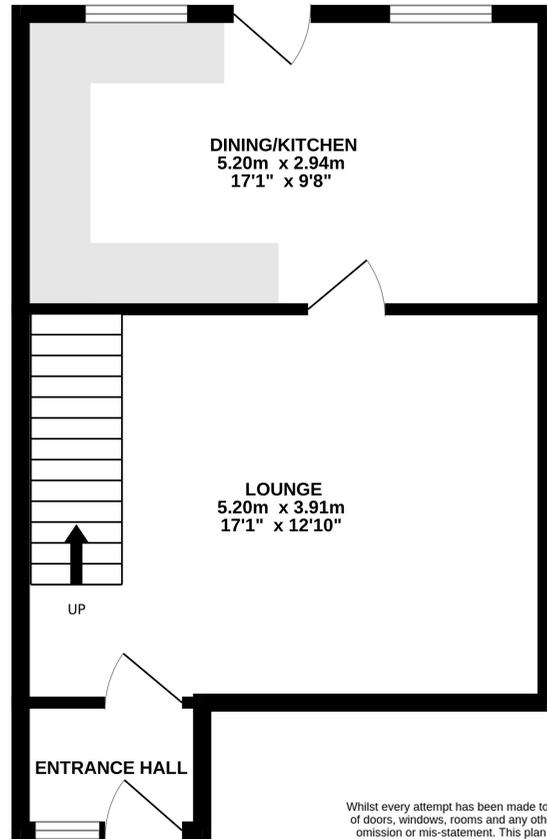


This is an ideal family home and early viewing is highly recommended.

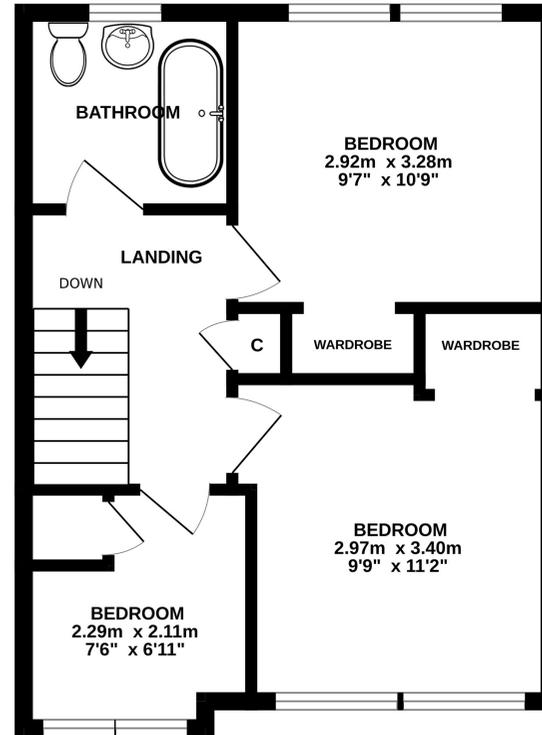


# Floorplan

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 as to their operability or efficiency can be given.  
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# Thorntons

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## Our Branches

### ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA  
01333 310481  
anstrutherea@thorntons-law.co.uk

### MONTROSE

55 High Street, Montrose, DD10 8LR  
01674 673444  
montroseea@thorntons-law.co.uk

### INVERNESS

Kintail House, 2 Sir Walter Scott Drive,  
Inverness, IV2 3BW  
01463 383977  
genea@thorntons-law.co.uk

### DUNDEE

Whitehall House, 33 Yeaman Shore  
Dundee DD1 4BJ  
01382 200099  
dundeeea@thorntons-law.co.uk

### EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket  
Terrace, Edinburgh, EH12 5HD  
0131 297 5980  
edinburghea@thorntons-law.co.uk

### CUPAR

49 Bonnygate, Cupar, KY15 4BY  
01334 656564  
cuparea@thorntons-law.co.uk

### ARBROATH

165 High Street, Arbroath, DD1 1DR  
01241 876633  
arbroathea@thorntons-law.co.uk

### PERTH

7 Whitefriars Crescent, Perth, PH2  
0PA  
01738 443456  
perthea@thorntons-law.co.uk

### ST ANDREWS

17-21 Bell Street, St Andrews, KY16  
9UR  
01334 474200  
standrewsea@thorntons-law.co.uk

### FORFAR

53 East High Street, Forfar, DD8 2EL  
01307 466886  
forfarea@thorntons-law.co.uk

### BONNYRIGG

3-7 High Street, Bonnyrigg, EH19  
2DA  
0131 663 7135  
bonnyriggea@thorntons-law.co.uk

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