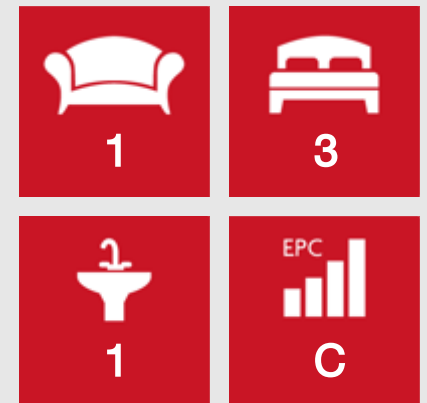




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54 Portree Avenue, Broughty
Ferry, Dundee, Angus DD5
3EQ





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.



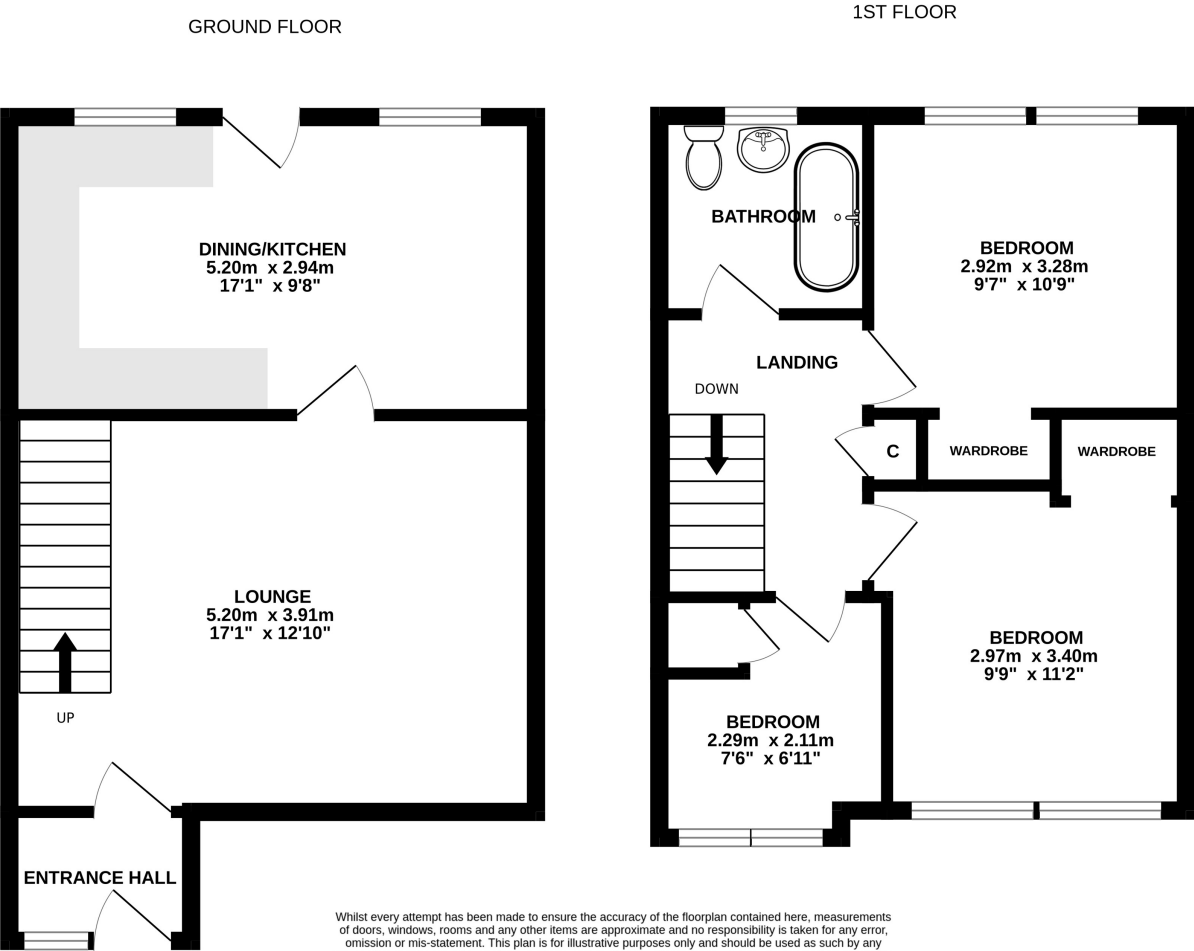




This is an ideal family home and early viewing is highly recommended.



Floorplan



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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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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