



GILSON GRAY

LAW • PROPERTY • FINANCE

93 STRATHERN ROAD

Broughty Ferry, Dundee, DD5 1JT



TRADITIONAL SEMI-DETACHED HOUSE IN BROUGHTY FERRY

This traditional semi-detached house in Broughty Ferry, backing onto parkland, enjoys flexible and spacious family orientated accommodation, including four bedrooms, three reception rooms, a breakfasting kitchen, a home office, and two bathrooms. Outside, the home is complemented by generous front and rear gardens and a multi-car driveway.

You step through the front door into a practical entrance vestibule which flows through to a hall, where airy proportions, neutral décor, and charming features create a welcoming first impression. On your left, you step into an impressive living room. Here, modern two-tone décor is enhanced by elegant cornicing, a ceiling rose, a picture rail, and a fitted carpet for optimum comfort underfoot. A large bay window enjoys a southeast-facing aspect and a traditional panelled surround, and a fireplace (flanked by an Edinburgh press) adds further character to the bright and spacious room.





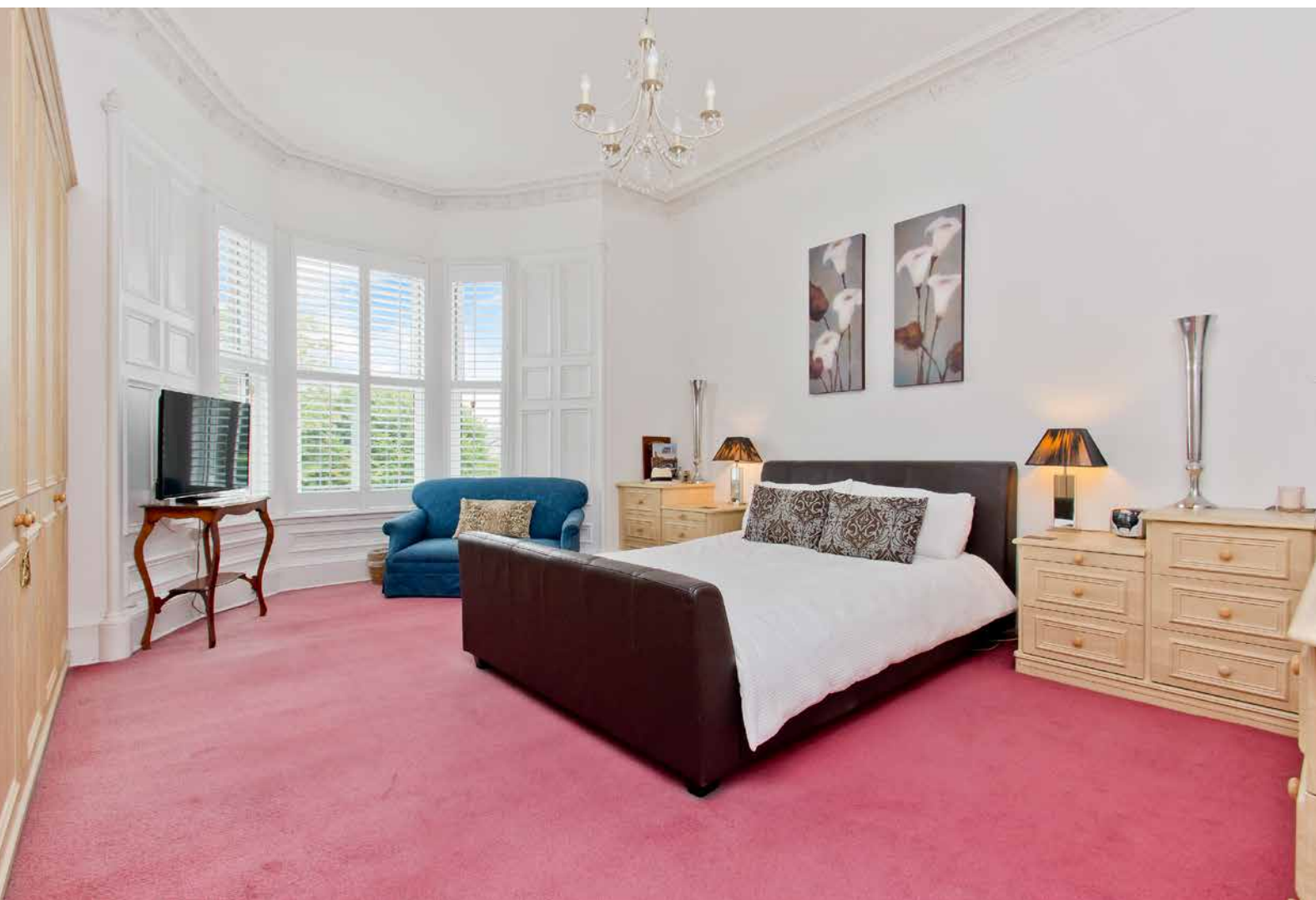
OPEN-PLAN BREAKFASTING KITCHEN

Across the hall, you will find what is sure to be the sociable hub of the home – an open-plan breakfasting kitchen and dining room. In the kitchen, contemporary gloss-grey cabinets are arranged around a central island (with a breakfast bar) and accompanied by spacious worktops.

The adjoining dining room can comfortably accommodate a seven-seater table and additional furniture, and features bi-folding doors opening onto the rear garden, inviting the outdoors in and ideal for alfresco entertaining, dining, and barbecuing during the warmer months. Also flowing freely from the dining room is a versatile space that is currently being utilised as a games room and could lend itself to a variety of uses by the new owner, with an adjoining shower room allowing it to be used as a fifth bedroom, if desired. The games room also has built-in storage and affords access to a utility room, with additional cabinetry and space for laundry appliances.

FEATURES

- Traditional semi-detached house in Broughty Ferry
- Original features and modern interiors
- Entrance vestibule and hallway
- Impressive living room
- Open-plan breakfasting kitchen and dining room
- Versatile games room
- Four double bedrooms
- Useful home office
- Ground-floor shower room
- Separate family bathroom
- Large front and rear gardens
- Private multi-car driveway

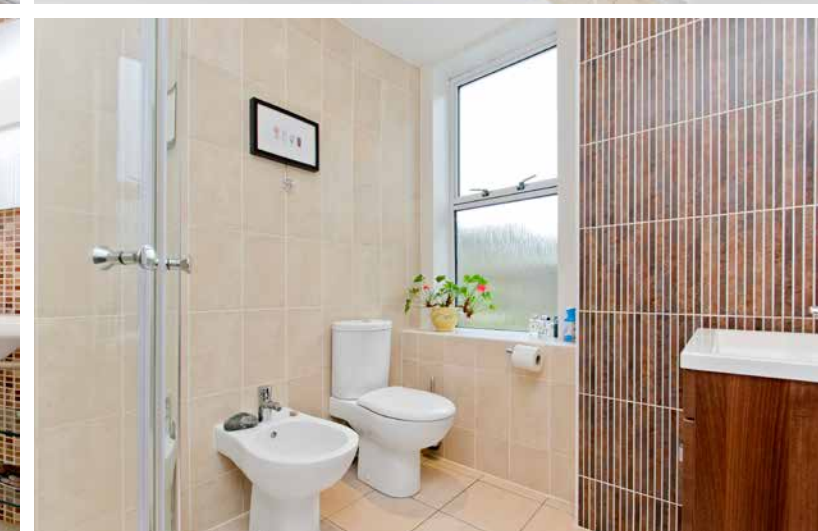
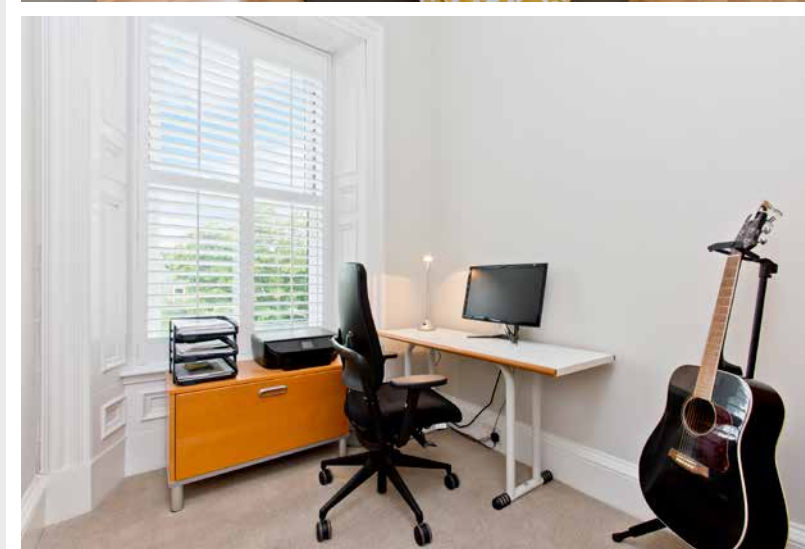


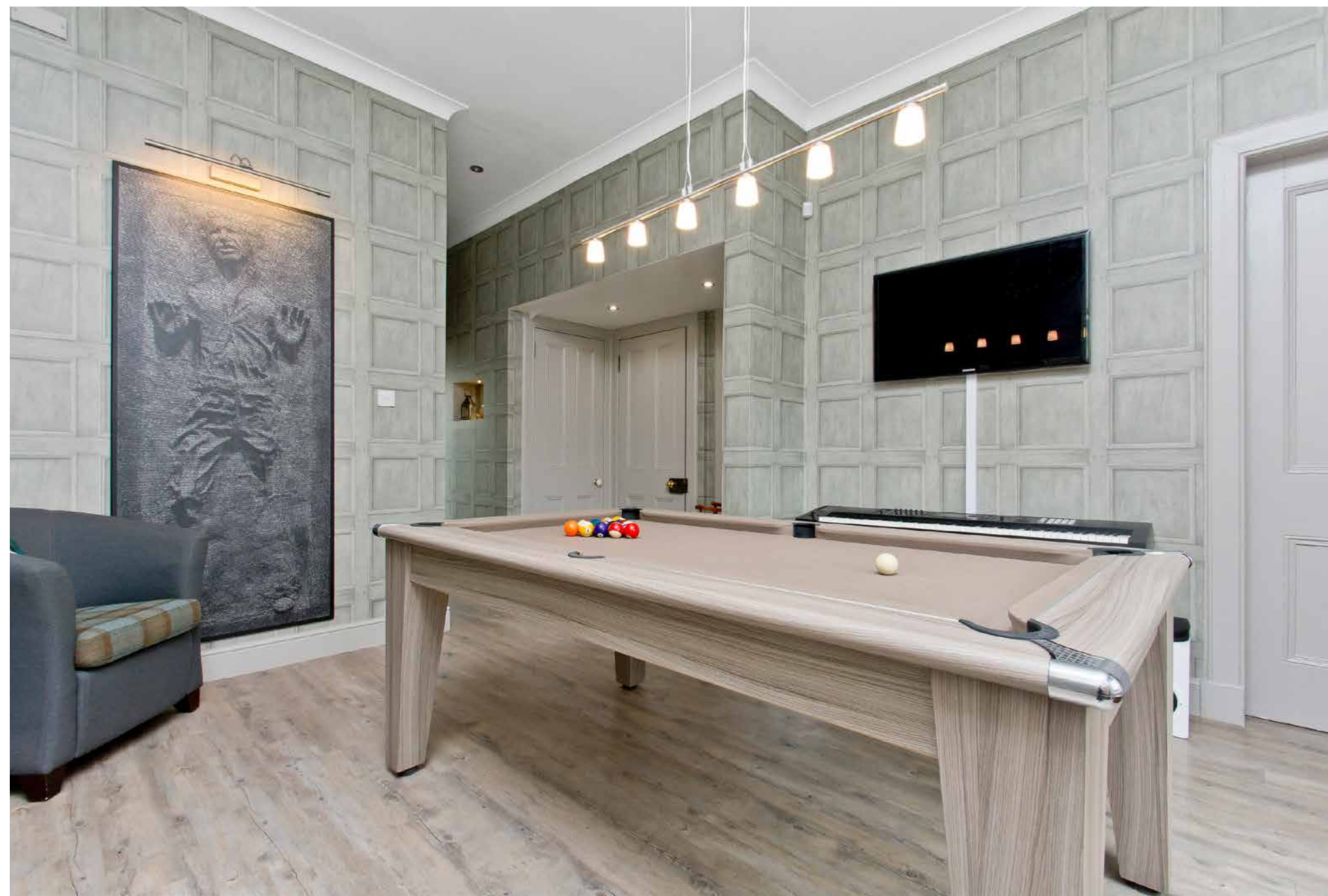
FOUR DOUBLE BEDROOMS & USEFUL HOME OFFICE

An airy landing on the first floor leads to four double bedrooms, a home office, and a family bathroom. The principal bedroom enjoys similar proportions to the living room, as well as a large southeast-facing bay window, and the remaining bedrooms are also spacious and airy, offering plenty of room for furniture. The stylishly tiled family bathroom comprises a freestanding roll-top bathtub, a contemporary basin, a WC, and a tall chrome towel radiator. The games room also has built-in storage and affords access to a utility room, with additional cabinetry and space for laundry appliances.

Externally, the house is flanked by large gardens to the front and rear, with both areas featuring well-tended lawns and lovely leafy shrubbery. The rear garden further benefits from a large patio, a log store, and two sheds. Off-street parking is provided by a large, multi-car driveway.

Extras - Selected light fittings, integrated kitchen appliances comprising twin ovens, a hob, a fridge/freezer, a wine cooler, and a dishwasher, two garden sheds and the greenhouse will be included.







BROUGHTY FERRY, DUNDEE

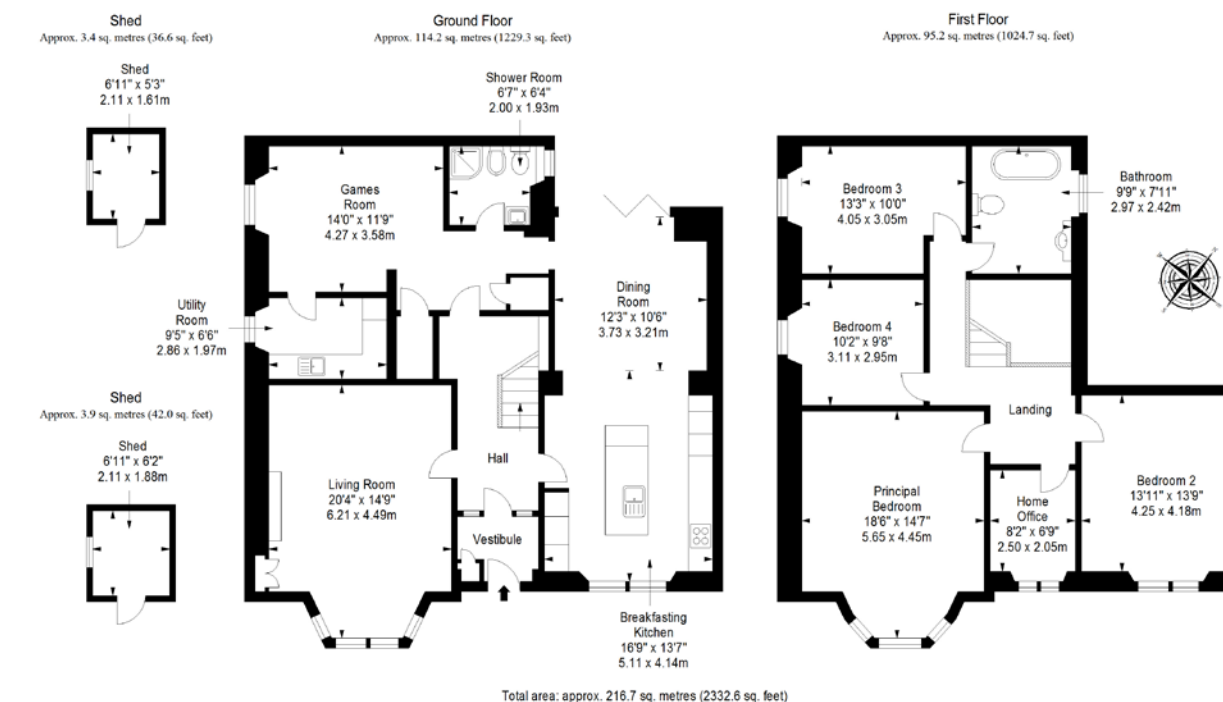
Some four miles east of Dundee on the north bank of the Firth of Tay, Broughty Ferry promises the best of both worlds: a coastal lifestyle with the vibrant city on its doorstep. During the Industrial Revolution, when Dundee established its wealth in 'jute, jam and journalism', the former fishing and whaling village of Broughty Ferry was transformed into one of the most affluent suburbs in Europe, which accounts for its rich stock of grand detached villas and mansion houses. The seaside resort remains a popular tourist attraction today, with visitors drawn to its long, sandy beach and esplanade, 15th-century Broughty Castle, and its array of fashionable eating and drinking spots. Broughty Ferry enjoys all the local amenities you would expect of a small town, which are supplemented, of course, with world-class shopping, culture, and heritage in Dundee. The UK's first UNESCO City of Design, Dundee was also named Best Place to Live in Scotland 2019 by The Sunday Times. In addition to excellent road (and public bus) links for local and national travel, Broughty Ferry station operates regular services to Dundee and further afield to Aberdeen, Arbroath, and Edinburgh. Daily flights and direct trains to London are also available from Dundee Airport and Dundee train station, respectively. Broughty Ferry offers education at all levels, with nursery schools, three primary schools, and a secondary school. Independent schooling and childcare options are also available nearby, including the prestigious High School of Dundee.

EPC
RATING: **D**

COUNCIL
TAX BAND: **F**

VIEWINGS

By appointment with Gilson Gray on 01382 201 000





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BORDERS

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