



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**4 ST MARGARETS SQUARE**

302 Brook Street, Broughty Ferry, DD5 2AN





Set away from the road, this traditional, three-bedroom, mid-terrace house has a desirable position in sought-after Broughty Ferry, set within easy reach of the train station, amenities, and the local beach. The property is well-presented throughout in light neutral tones and it further benefits from spacious rooms that are versatile, allowing for various configurations to suit the buyers needs and requirements.

Extras: all fitted floor coverings, window blinds, light fittings, a gas cooker, fridge/freezer and a washing machine to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the moveables and/or appliances included in the price, as these items are to be left in a sold as seen condition.

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## FEATURES

- Spacious mid-terrace house
- Broughty Ferry conservation area
- New carpets and fresh neutral décor
- Welcoming entrance hall
- Living/dining room with bay window
- Well-appointed kitchen
- Three airy double bedrooms
- Versatile study for creative use
- Modern bathroom with shower
- Great built-in storage available
- Easy-to-maintain front garden
- On-street parking in the vicinity
- EPC rating - E
- Council Tax Band - C









“THREE AIRY DOUBLE  
BEDROOMS AND A  
VERSATILE STUDY FOR  
CREATIVE USE”





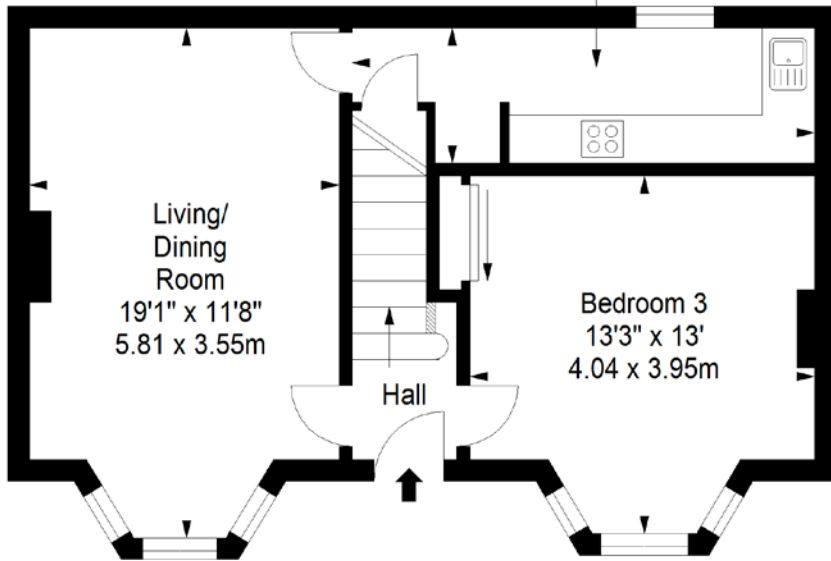


# FLOORPLAN

## Ground Floor

Approx. 47.1 sq. metres (507.0 sq. feet)

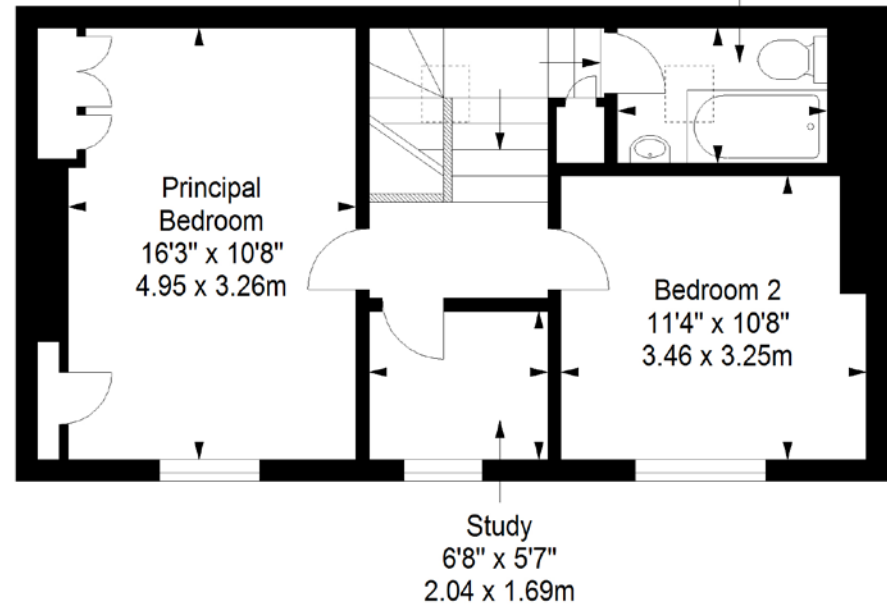
Kitchen  
16'8" x 5'  
5.07 x 1.53m



## First Floor

Approx. 45.3 sq. metres (487.6 sq. feet)

Bathroom  
7'10" x 5'1"  
2.39 x 1.54m



Total area: approx. 92.4 sq. metres (994.6 sq. feet)



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## EDINBURGH

29 Rutland Square  
EH1 2BW  
0131 516 5366



## GLASGOW

160 West George Street  
G2 2HQ  
0141 530 2021



## EAST LOTHIAN

33 Westgate  
EH39 4AG  
01620 893 481



## DUNDEE

11 South Tay Street  
DD1 1NU  
01382 201 000



## BORDERS

01890 880 008



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