



ROSIE FRASER

Real Estate



12B The Esplanade

Broughty Ferry, Dundee, DD5 2EL

£1,800 Per month



Rosie Fraser Real Estate are delighted to bring to the market this beautifully presented home, ideally situated on the prestigious Esplanade in the heart of Broughty Ferry, one of Dundee's most sought-after coastal locations.



Offering spacious and versatile accommodation throughout, this fantastic property will appeal to a wide range of tenants including professionals, families, downsizers and those seeking an enviable seaside lifestyle. Early viewing is highly recommended to fully appreciate everything this exceptional home has to offer.

The property welcomes you through a bright and inviting entrance hall, setting the tone for the generous accommodation beyond. The spacious lounge is flooded with natural light from the beautiful bay window and provides the perfect space for relaxing or entertaining, while enjoying the character and charm of this wonderful home. The well-appointed kitchen offers an excellent range of wall and base units with ample worktop space, making it ideal for everyday family living and entertaining alike.

The master bedroom is generously proportioned and offers ample space for wardrobes and additional bedroom furniture, while also benefiting from a stylish en-suite shower room comprising a walk-in shower, WC and wash hand basin. The second bedroom is equally well-sized, providing flexible accommodation for family members, guests or those requiring a home office. The family bathroom is finished to a high standard and comprises a modern suite designed for both comfort and practicality.

Externally to the rear, the property benefits from well-maintained communal outdoor space, which is perfect for relaxing with a morning coffee, dining outdoors or entertaining family and friends, the outside space complements the home perfectly. To the front of the property is a newly laid patio providing the perfect setting to enjoy the coastal surroundings.

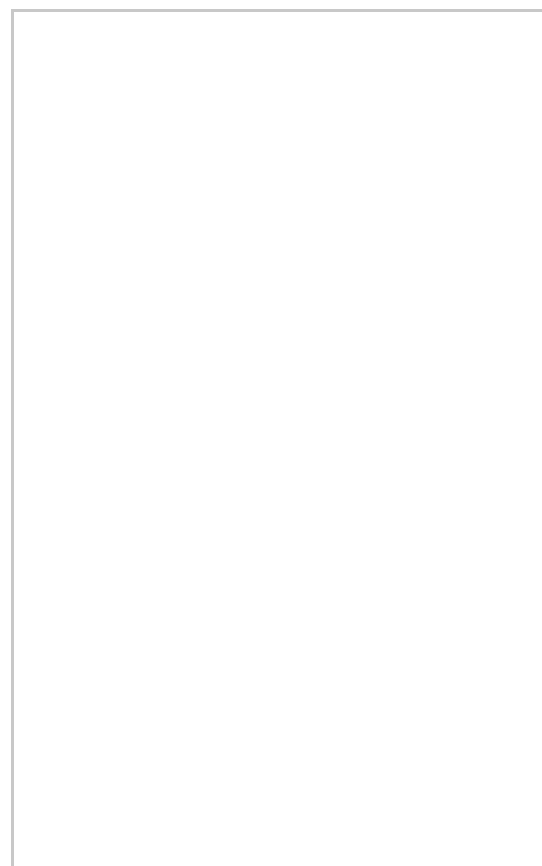
Situated on The Esplanade, this property enjoys one of Broughty Ferry's most desirable addresses, with stunning coastal surroundings and excellent access to an extensive range of local amenities. Broughty Ferry is renowned for its independent boutiques, cafés, restaurants, bars and highly regarded schools, all within easy walking distance. Excellent transport links provide convenient access to Dundee city centre, while nearby rail and road connections make commuting to Aberdeen, Perth, Edinburgh and beyond straightforward.

Residents can enjoy beautiful walks along the award-winning beachfront, the historic Broughty Castle, picturesque harbour and a variety of leisure facilities including golf courses, sailing clubs and scenic coastal paths. Combining an exceptional location with an outstanding lifestyle opportunity, this property offers the very best of coastal living in one of Tayside's most prestigious residential areas.

Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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