

Simple Approach



Estate Agents



**22 Westerton Avenue, Dundee
DD5 3NJ**

Offers over £329,995

Located in the highly sought-after residential area of Broughty Ferry, this impressive five-bedroom detached house on Westerton Avenue offers exceptional family living in a prestigious and peaceful location. Beautifully presented throughout, the property combines generous interior space with beautifully maintained outdoor features.

The accommodation is both versatile and expansive, with a flexible layout ideal for modern lifestyles. The home includes a bright and spacious lounge, a stylish modern fitted kitchen, dining room, a downstairs WC, and the fifth bedroom is currently used as a comfortable second living room. Upstairs the property enjoys a further four bedrooms and a chic family bathroom. Upstairs and down, each room is finished to a high standard, creating a warm and inviting atmosphere throughout. The home benefits from a well-maintained rear garden, ideal for relaxing or outdoor activities, and also features a charming outdoor summer house—perfect for a home office, hobby space, or additional entertainment area. Practical features include gas central heating, double glazing, a spacious double garage and a private driveway, offering ample off-street parking and storage solutions. This is a rare opportunity to secure a substantial family home in one of Dundee's most desirable neighborhoods, just minutes from the amenities of Broughty Ferry, excellent schools, and transport links.

Lounge

13'10" x 14'11" (4.23 x 4.57)

Sitting Room / Bedroom Five

9'10" x 8'5" (3.00 x 2.58)

Dining Room

12'7" x 11'10" (3.86 x 3.61)

Kitchen

11'9" x 12'0" (3.59 x 3.68)

Downstairs WC

5'0" x 5'2" (1.53 x 1.60)

Bedroom One

13'11" x 11'9" (4.25 x 3.60)

Bedroom Two

15'1" x 11'8" (4.61 x 3.56)

Bedroom Three

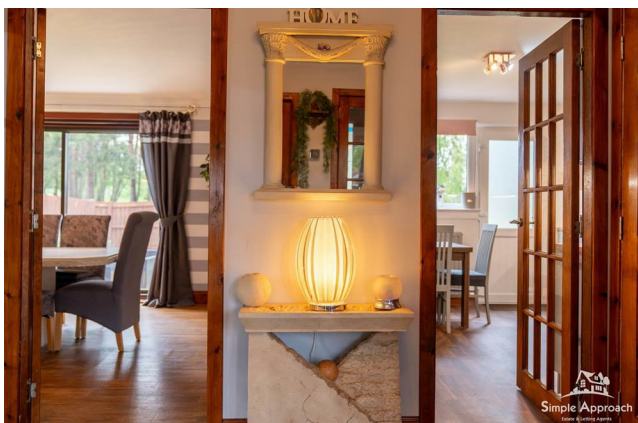
11'10" x 13'1" (3.61 x 4.01)

Bedroom Four

8'1" x 9'9" (2.48 x 2.98)

Family Bathroom

6'5" x 10'9" (1.97 x 3.29)





- Detached five-bedroom home
- Bright and spacious lounge
- Includes a charming summer house
- Highly sought after location
- Spacious and well-presented
- Separate dining room
- Gas central heating and double glazing
- Flexible layout
- Double garage and private driveway
- Well manicured private rear garden



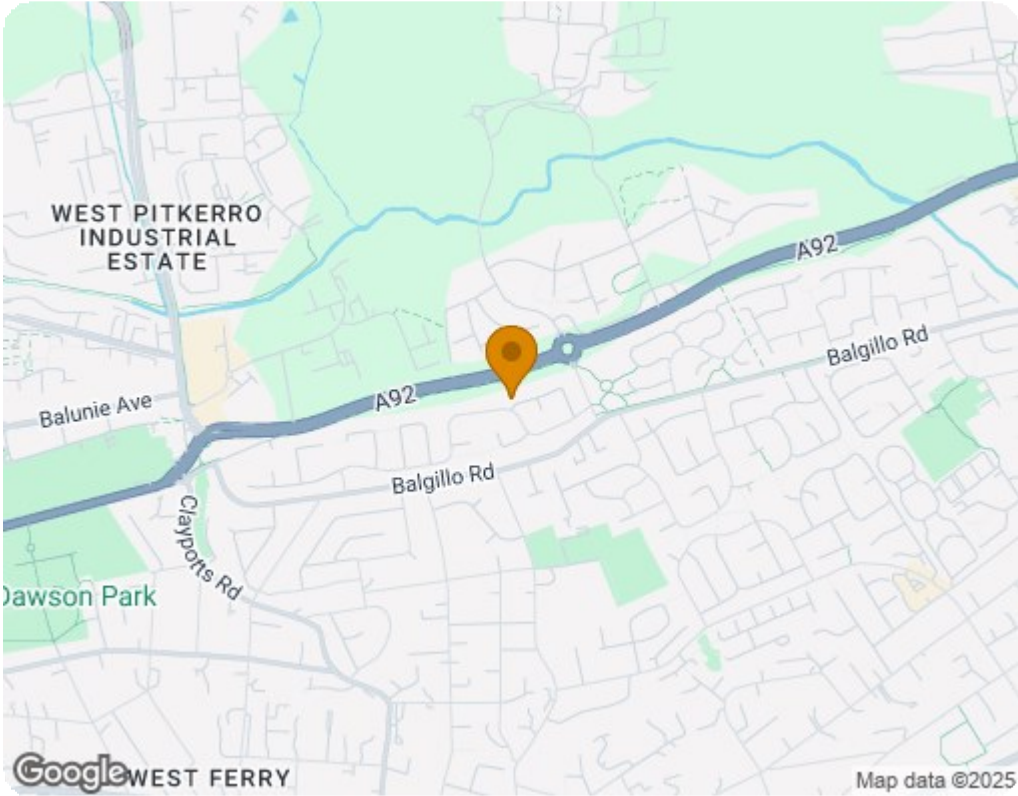
GROUND FLOOR
75.0 sq.m. approx.



1ST FLOOR
75.0 sq.m. approx.



TOTAL FLOOR AREA : 150.0 sq.m. approx.
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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		