

Simple Approach



**1 Reresmount Place, Dundee
DD5 2SN**

Offers over £248,995

Located within the highly desirable area of Broughty Ferry, this well-presented detached home on Reresmount Place offers bright, spacious accommodation set on a generous plot - perfect for those seeking a property in a prime residential location. The property boasts a welcoming and naturally bright lounge, providing an ideal space for both relaxing and entertaining. The kitchen offers ample space for cooking and dining, with plenty of storage and worktop areas, while maintaining a practical and functional layout. There are two generous double bedrooms, both well-proportioned and filled with natural light. With one bedroom further benefiting from its own ensuite shower room, adding an extra level of convenience and privacy. A separate shower room serves the remainder of the home.

Throughout the property, you will find gas central heating and double glazing, ensuring comfort and efficiency all year round. Set on a fantastic plot, the property enjoys generous outdoor space along with a large private driveway, providing ample off-street parking. The setting offers both privacy and space, a rare find within this sought-after part of the city.

Early viewing is highly recommended to appreciate the space, brightness and location this lovely detached home has to offer.

Lounge

12'5" x 20'4" (3.80 x 6.21)

3'0" x 5'9" (0.92 x 1.76)

Kitchen

7'8" x 12'7" (2.34 x 3.86)

Shower Room

7'6" x 5'6" (2.30 x 1.70)

Bedroom One

10'0" x 12'7" (3.07 x 3.85)

Ensuite Shower Room

3'4" x 6'7" (1.03 x 2.03)

Bedroom Two

14'9" x 12'4" (4.51 x 3.78)

Cupboard / Office Space

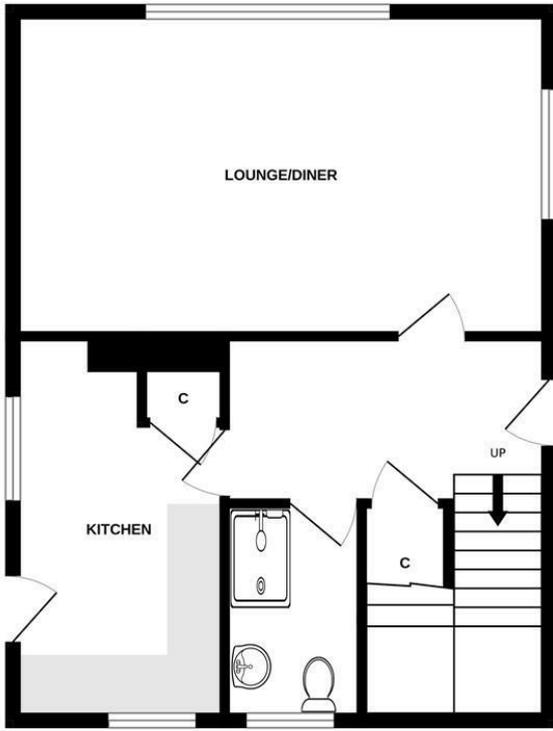




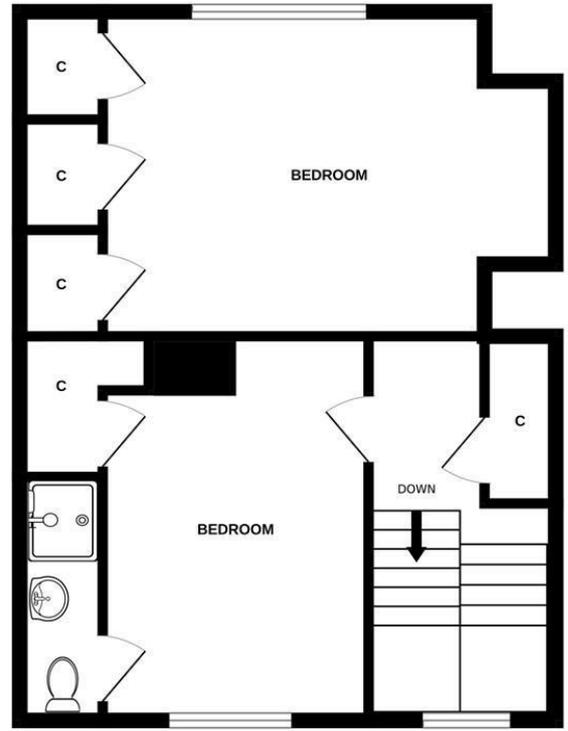
- Impressive Detached House
- Two Generous Bedrooms
- Gas Central Heating & Double Glazing
- Well Presented Throughout
- Ensuite Shower Room
- Large Private Driveway
- Highly Sought After Location
- Bright & Spacious Lounge



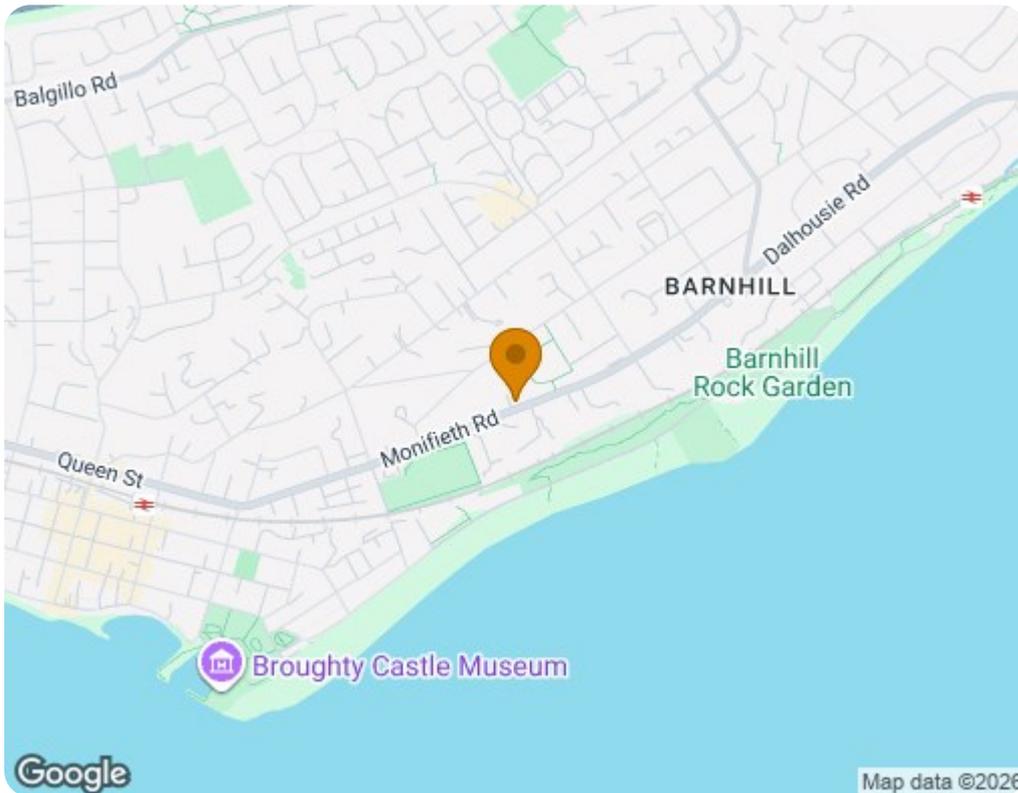
GROUND FLOOR



1ST FLOOR



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			
(81-91) B			
(69-80) C			
(55-68) D		67	76
(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			
(81-91) B			
(69-80) C			
(55-68) D		65	70
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	