

Simple Approach



**319 Queen Street, Dundee  
DD5 2HT**

**Offers over £269,995**



Set within the heart of Broughty Ferry, this spacious property on Queen Street offers a rare opportunity to create a wonderful family home in one of the area's most desirable locations. Just a short distance from local shops, schools, transport links, and the waterfront, the property combines a generous layout with the scope for modernisation, making it ideal for buyers looking to put their own stamp on a home or an excellent renovation project. The accommodation is well-proportioned throughout. The ground floor comprises a bright and welcoming front-facing lounge with large windows that fill the room with natural light, a good-sized dining room perfect for family gatherings, and a kitchen with access to a separate utility room. There is also a versatile downstairs bedroom that could serve as a guest room, home office, or playroom. Upstairs, the property continues to impress with three further bedrooms, including a particularly spacious master bedroom offering plenty of room for fitted storage. The family bathroom completes the upper level.

Externally, the home benefits from a private rear garden that provides an excellent space for outdoor relaxation or gardening. Additional features include double glazing and electric heating. While some renovation and upgrading will be required, the size of the rooms, flexibility of the layout, and superb location ensure this property has huge potential to become a modern, stylish, and comfortable family residence. This is a fantastic opportunity for buyers seeking a long-term family home in a prime Broughty Ferry setting, where properties of this scale and scope are rarely available.

#### **Entrance Hallway**

14'11" x 7'1" (4.56 x 2.16)

#### **Lounge**

19'3" x 13'6" (5.87 x 4.14)

#### **Dining Area**

11'1" x 14'10" (3.39 x 4.53)

#### **Kitchen**

7'2" x 12'7" (2.19 x 3.84)

#### **Utility**

9'8" x 7'5" (2.97 x 2.27)

#### **Downstairs Bedroom**

10'1" x 10'9" (3.09 x 3.29)

#### **Coat Room**

7'1" x 3'4" (2.16 x 1.04)

#### **Bedroom One (Upstairs)**

18'10" x 21'0" (5.76 x 6.41)

#### **Bedroom Two (Upstairs)**

11'0" x 16'0" (3.37 x 4.88)

#### **Bedroom Three (Upstairs)**

8'3" x 15'11" (2.52 x 4.87)

#### **Study (Off Bedroom Three)**

8'3" x 6'4" (2.52 x 1.95)

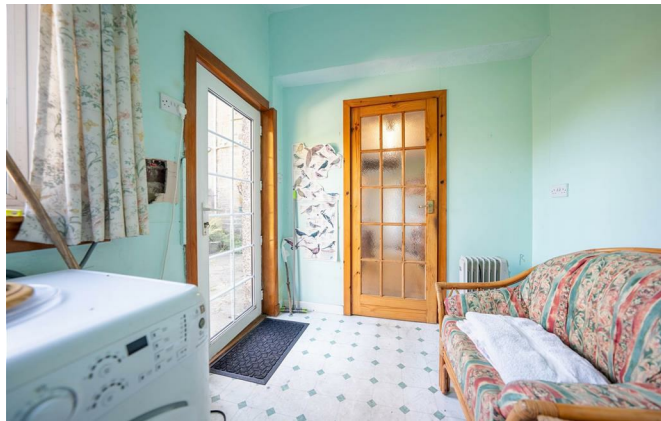
#### **Bathroom**

5'2" x 11'5" (1.60 x 3.48)





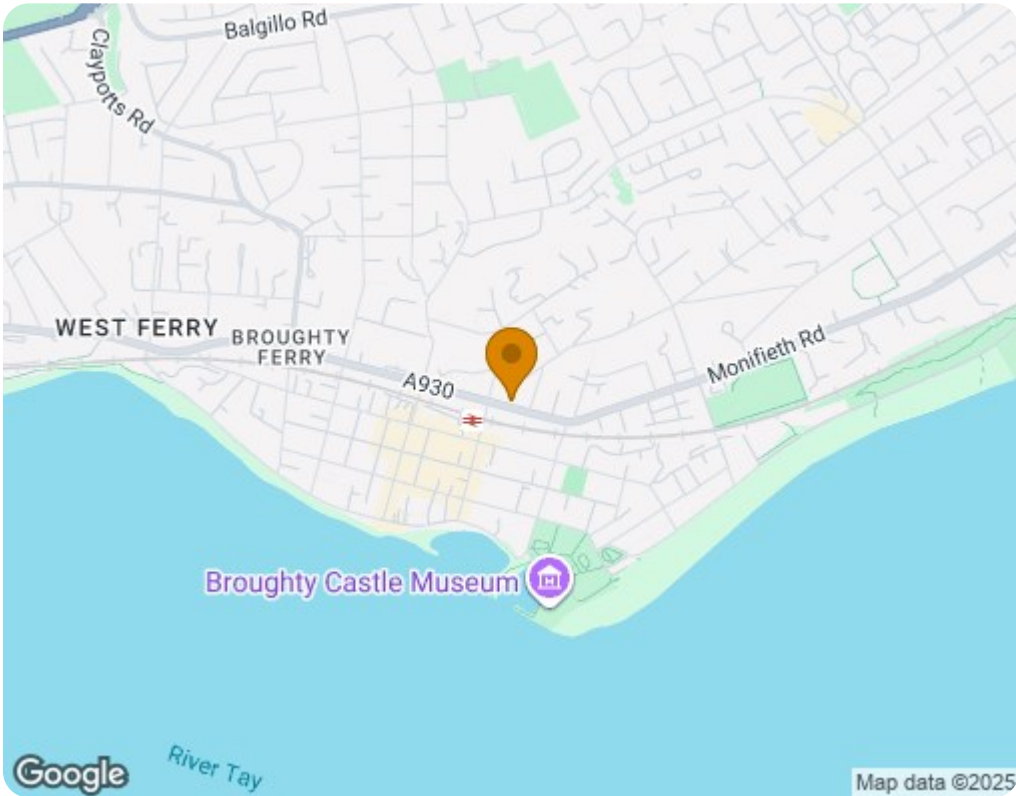
- Impressive End Terraced House
- Kitchen With Adjoining Utility Room
- Electric Heating & Double Glazing
- Ideal Family Home
- Four Generous Bedrooms
- Dining Room
- Private Rear Garden
- Renovation Required Throughout
- Bright Front Facing Lounge
- Prime Broughty Ferry Location







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   |         | 66        |
| (39-54) E   |         |           |
| (21-38) F   | 32      |           |
| (1-20) G  |         |           |
| Not energy efficient - higher running costs                     |         |           |
| Scotland EU Directive 2002/91/EC                                |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|   | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A   |         |           |
| (81-91) B   |         | 82        |
| (69-80) C   |         |           |
| (55-68) D   | 64      |           |
| (39-54) E   |         |           |
| (21-38) F   |         |           |
| (1-20) G  |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| Scotland EU Directive 2002/91/EC                                |         |           |