



RSB / lindsays

**4 Navarre Street,
Broughty Ferry, DD5 2TX**

"A deceptively spacious, extended, detached family home with uninterrupted views of the Tay Estuary"

- Vestibule & Hallway
- Lounge
- Dining/Family Room
- Dining Kitchen
- 4 Double Bedrooms
- 2 Shower Rooms
- Family Bathroom
- Double Glazing
- Gas Central Heating
- Generous Gardens
- Garage & Driveway

EPC Rating E

FIXED PRICE £310,000

HOME REPORT VALUATION £320,000



Description

RSB Lindsays are delighted to bring to the market this deceptively spacious detached bungalow with an upper chalet style conversion which is located in quiet and desirable area of Broughty Ferry. This extended family home offers spacious and versatile accommodation over two levels and occupies a generous corner garden site with uninterrupted views towards the River Tay. Practical benefits include double glazing, gas central heating and a security alarm. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the integrated oven and hob in the kitchen.

The accommodation on the ground floor comprises of a large south facing lounge with lovely views, family or dining room, south facing dining kitchen again boasting the lovely views, two good sized double bedrooms and two shower rooms. It should be noted that the larger shower room could be converted back to a bedroom if required. The accommodation on the upper floor is completed with two double bedroom and the family bathroom.

Externally the villa is only linked by the garage to the neighbour and it sits within large garden grounds laid mainly with lawn and borders. The driveway provides parking for two vehicles and leads to the single garage.

This is an excellent home for a family in a sought after location and requires a degree of updating which has been reflected in the asking price.

Area

Broughty Ferry is a prestigious suburb situated on the north shore of the River Tay with beachfront, harbour, supermarkets, individual shops, bars, restaurants, primary and secondary schooling. Broughty Ferry is a short drive from Dundee City Centre which offers all the amenities and commerce expected of a major city. There is a main line Railway Station at Dundee with services north and south, including a sleeper service to London. Dundee Airport offers flights to London.

The A90 dual carriageway offers easy access to Aberdeen, Perth, Edinburgh and Glasgow. Away from the city there are a range of impressive outdoor pursuits. Over the River Tay is St. Andrews, home of golf, whilst the Championship course at Carnoustie is only a few miles up the coast.

Viewing

By appointment through RSB Lindsays on dundeeproperty@lindsays.co.uk



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. Made with Metropac ©2020

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Prospective purchasers are requested to note formal interest with RSB Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.