



lindsays

1 Inchcape Road,
Broughty Ferry DD5 2LL

"Well presented three bedroom, semi detached villa in a much sought after location"

- Lounge
- Breakfasting Kitchen
- 3 Bedrooms
- Bathroom
- Double Glazing
- Gas Central Heating
- Gardens
- Cabin
- Garage & Driveway

EPC Rating D

FIXED PRICE £205,000

HOME REPORT £210,000



Description

Lindsays are delighted to offer to the market this well presented three bedroom, semi detached villa in a much sought after location. Inchcape Road is ideally situated for ease of access to a number of local amenities including well regarded schooling on both a primary and secondary level.

The accommodation is presented to the market in move in condition and comprises: bright and spacious lounge, breakfasting kitchen, three bedrooms two of which have built in wardrobes and family bathroom. Benefits include double glazing, gas central heating and attic space.

Externally the property enjoys a lovely corner position. A long drive leads to the garage which has power and light. The front and side are a combination of lawn with patio area and stone chips. The rear garden is fully enclosed and laid with paving stones. There is a large cabin in the rear garden that can be utilised for a number of uses.

This property will appeal to a number of buyers and early viewing is highly recommended.

Area

Broughty Ferry is a prestigious suburb situated to the east of Dundee City which enjoys the best of both a coastal lifestyle and the vibrant City of Dundee on its doorstep. Both residents and visitors enjoy its long sandy beach, esplanade and castle ideal for dog walking and an afternoon stroll. The "Ferry" boasts an array of individual shops, cafes and restaurants including the famous 'Visocchi's' ice cream shop and Italian café. Broughty Ferry offers excellent schooling at both primary and secondary level with the prestigious High School of Dundee just a few minutes drive. There is a main line Railway Station at Dundee which regularly stops at Broughty Ferry providing services north and south.

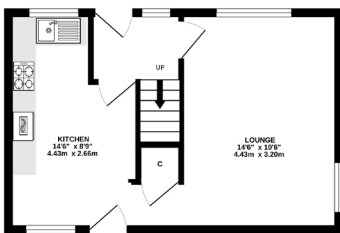
The A90 dual carriageway offers easy access to Aberdeen, Perth, Edinburgh and Glasgow while Dundee Airport offers flights to London City amongst others. Away from the city there are a range of impressive outdoor pursuits. Over the River Tay is St. Andrews, home of golf, whilst the Championship course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

Viewing

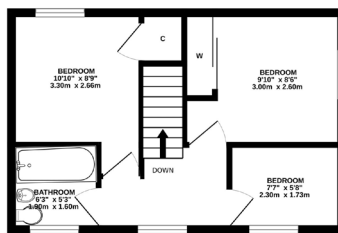
By appointment through Lindsays on 01382 802050 or dundeeproperty@lindsays.co.uk



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 quantity or efficiency can be given.
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Prospective purchasers are requested to note formal interest with Lindsays 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.