



lindsays

35 Fairfield Road,  
Broughty Ferry DD5 1PL



*"Impressive three bedroom semi detached villa in a much sought after location"*







## Description

This is an excellent opportunity to purchase this lovely three bedroom semi detached villa in a much sought after location. Fairfield Road is ideally situated for ease of access to a number of local amenities including Dawson Park and the local primary school. Both central Broughty Ferry and Dundee City Centre are within easy reach with a regular commuter bus route located close by.

The accommodation is split over two floors and comprises: hallway, shower room, bright and spacious lounge with French doors leading into the garden. The formal dining room leads to the spacious breakfasting kitchen and utility room. There is a large home office/study which could be utilised as a family room depending on the buyers requirements. Upstairs there are three double bedrooms and a modern family bathroom. Benefits include double glazing, gas central heating and many original features including ornate cornice finishing's in the lounge.

Externally there is a detached garage and beautifully landscaped gardens to the front of the property. There is a combination of lawn and patio area with green house which provides a perfect suntrap. There is an abundance of mature plantings including a beautiful rose garden and fruit trees. The rear garden is laid with gravel for ease of maintenance. The timber shed and green house will be included in the sale.

This property will appeal to a number of buyers and early viewing is highly recommended. Please note that both No.35 and its neighbouring property, No.37, can be sold together to provide an ideal living space for extended families.

## 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.

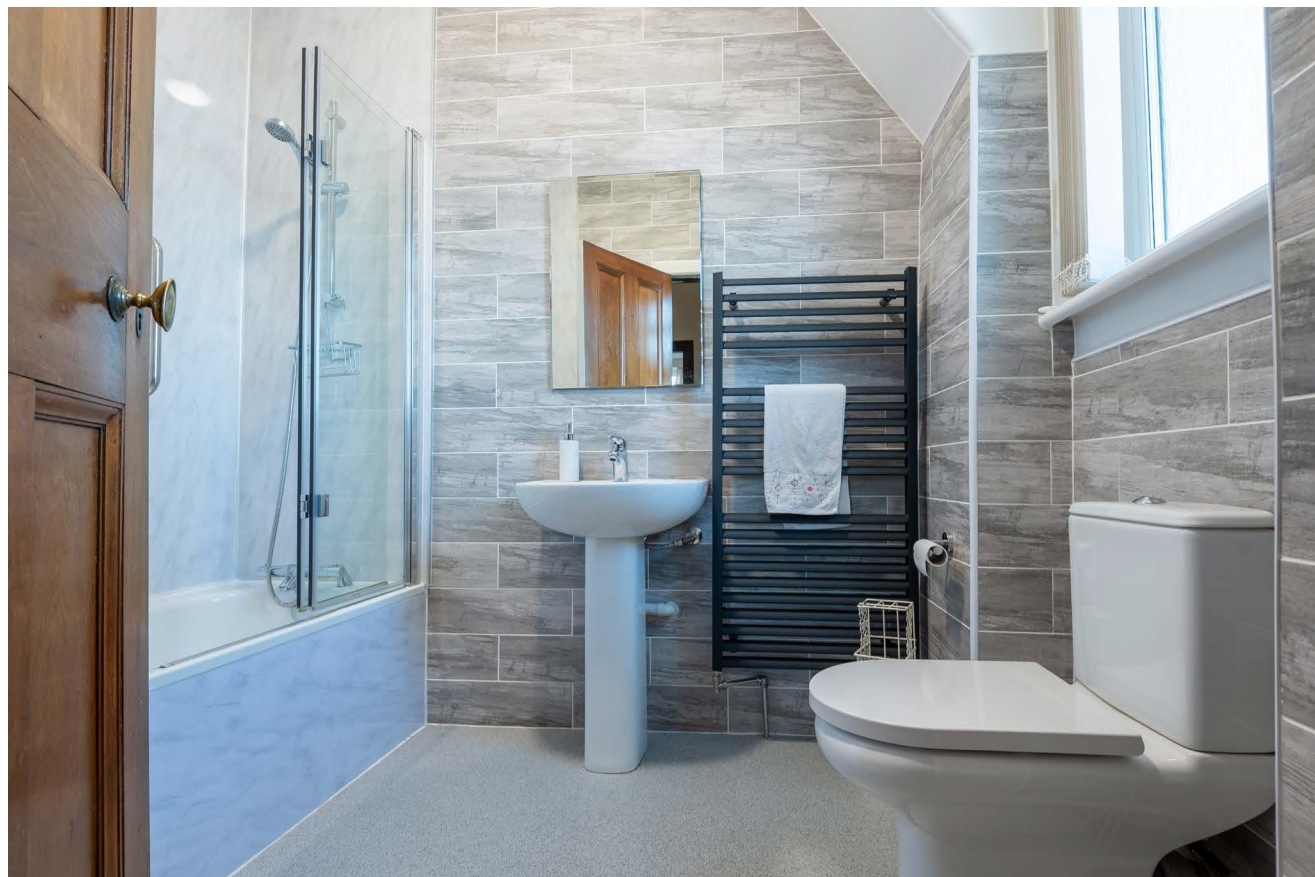
## Viewing

By appointment through Lindsays on 01382 802050 or [Dundeeproperty@lindsays.co.uk](mailto:Dundeeproperty@lindsays.co.uk)

- Hallway
- Lounge
- Dining Room
- Breakfasting Kitchen
- Home Office/Study
- 3 Double Bedrooms
- Shower Room
- Bathroom
- Utility Room
- Double Glazing
- Gas Central Heating
- Gardens
- Garage

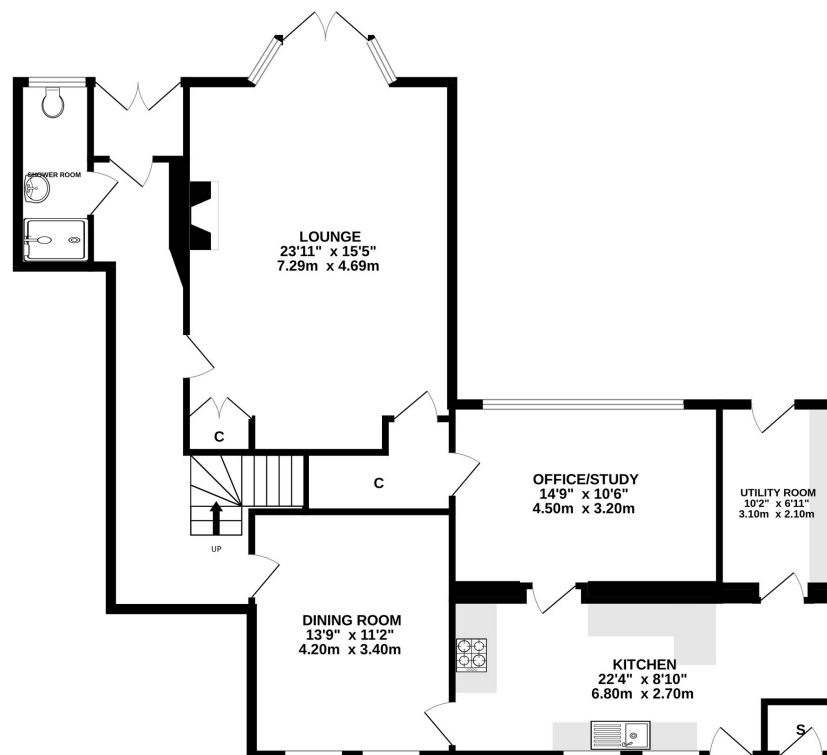
EPC Rating D

**FIXED PRICE £365,000**  
**15K UNDER HR VALUATION**

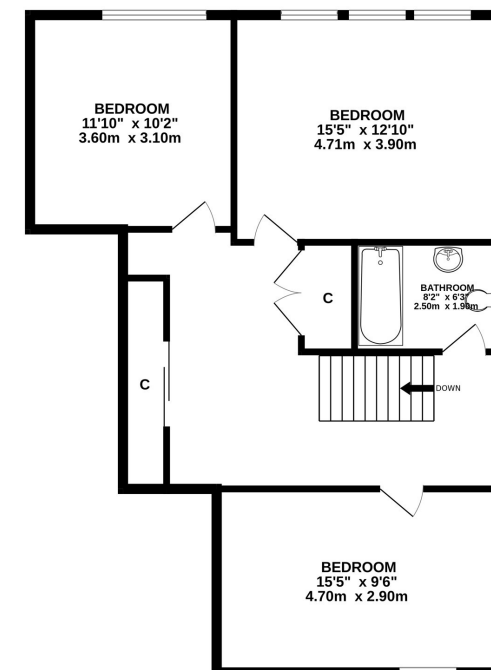




GROUND FLOOR



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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Prospective purchasers are requested to note formal interest with 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.