



**lindsays**

7E Ellieslea Road,  
Broughty Ferry DD5 1JG



*"Beautifully presented two bedroom,  
first floor apartment situated in a  
much sought after location"*







## Description

Lindsays are delighted to bring to the market this impressive upper apartment forming part of a magnificent Victorian Mansion which is located within the heart of Broughty Ferry just minutes from the shore. This beautiful apartment is in pristine condition throughout with practical benefits include gas central heating, double glazing, secure entry and security alarm. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the integrated double oven, hob, fridge freezer and microwave in the kitchen.

Upon entering the building, there is a grand residents hallway boasting many original period features. The hallway of this apartment boasts natural light through a cupola and leads to the grand lounge/dining room which features a large bay window with views towards the river and over the lovely gardens and an attractive marble fire surround housing a multi fuel stove. The modern breakfasting kitchen features dual aspect windows. There is a useful utility room. The master bedroom also benefits from a period fireplace, fitted wardrobe and lovely views. There is a further double bedroom with built in wardrobe and luxury bathroom boasting both a freestanding bath and shower.

Externally the mansion is situated within beautiful gardens which are maintained with a residents fund. Each resident also has a private garden area. There is ample off street parking which is accessed from Ellieslea Road.

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](mailto:Dundeeproperty@lindsays.co.uk)

- Entrance Stairwell
- Hallway
- Lounge/Diner
- Breakfasting Kitchen
- Utility Room
- 2 Double Bedrooms
- Luxury Bathroom
- Double Glazing
- Gas Central Heating
- Communal & Private Gardens
- Off Street Parking

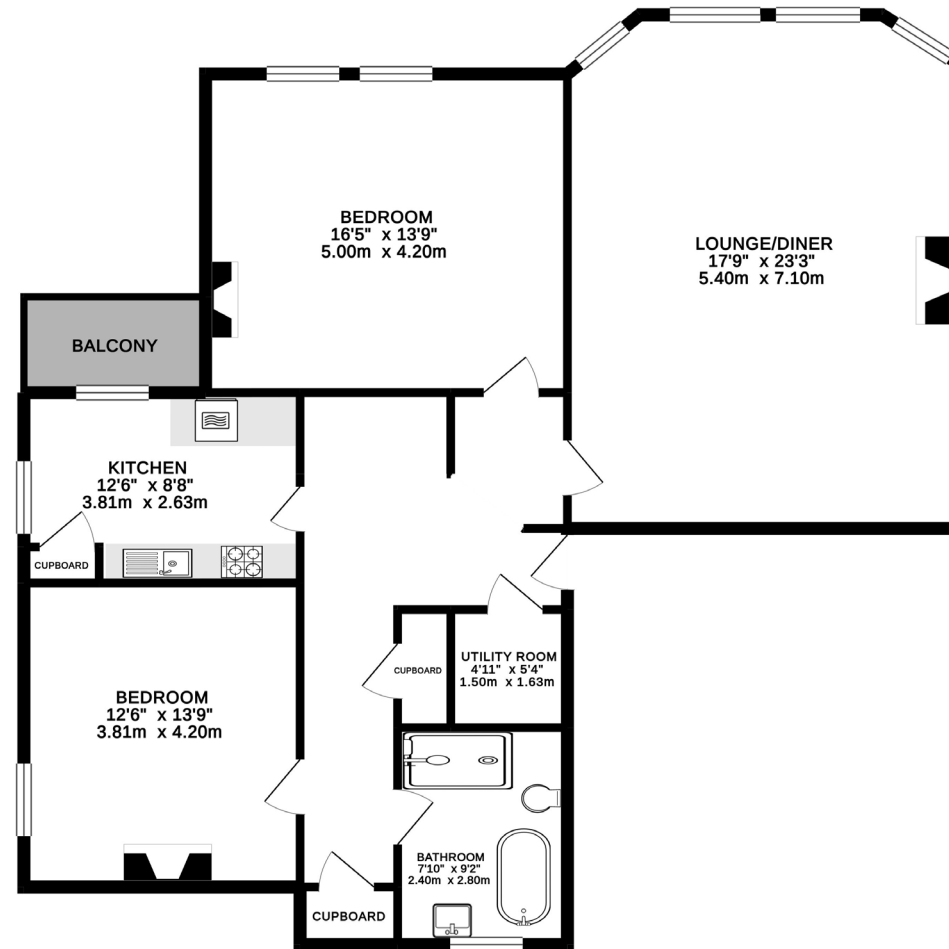
EPC Rating C

**OFFERS OVER £275,000**





GROUND 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.