



**lindsays**

12 Falkland Place,  
Broughty Ferry DD5 3SH



*"Immaculately presented four bedroom detached villa located in a much sought after location"*







## Description

Lindsays are delighted to offer to the market this immaculately presented extended, four bedroom detached villa situated in a much sought after location. Falkland Place is ideally situated for ease of access to local amenities. This includes highly regarded schools on both a primary and secondary level, a number of shops and is close to a regular commuter bus route.

The property is offered to the market in move in condition and offers versatile accommodation over two floors. On the ground floor there is a bright and spacious lounge and separate family room with patio doors leading to the rear garden. The breakfasting kitchen has an integrated dishwasher and the fridge freezer may be available under separate negotiation. The washing machine and tumble dryer are included in the sale. There is a good sized double bedroom which is currently being utilised as a dining room, beautiful family bathroom with separate shower cubicle and under floor heating and a large utility room. Upstairs the master bedroom has built in wardrobes and an ensuite shower room. There are two further double bedrooms with built in wardrobes. Benefits include double glazing and gas central heating.

Externally there is a garden to the front and off street parking for three vehicles. The integral garage has power and light with the roof space being floored and offering ample storage space. The rear garden is fully enclosed and has been thoughtfully designed by the current owners. It has been tiered to make the most of the space and is low maintenance. There is a combination of astroturf, patio, decking and composite decking.

This spacious home 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)

- Hallway
- Lounge
- Family Room
- Breakfasting Kitchen
- Master Bedroom with Ensuite
- 3 Further Double Bedrooms
- Family Bathroom
- Utility Room
- Garage & Drive
- Gardens

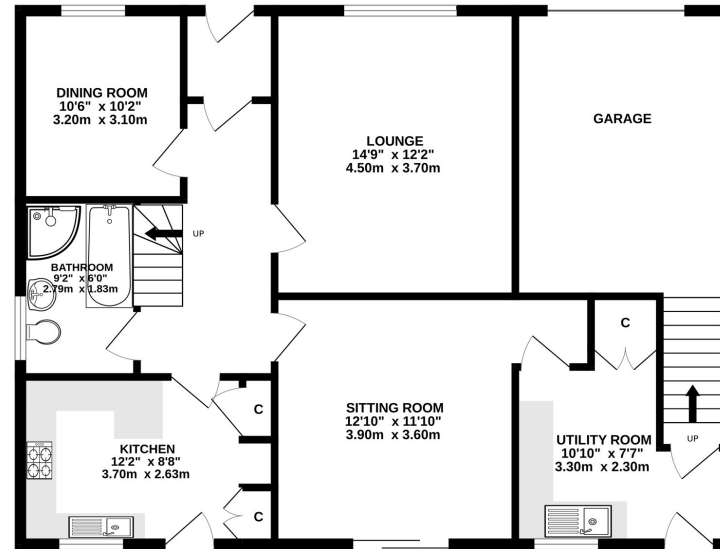
EPC Rating D

**OFFERS OVER £310,000**

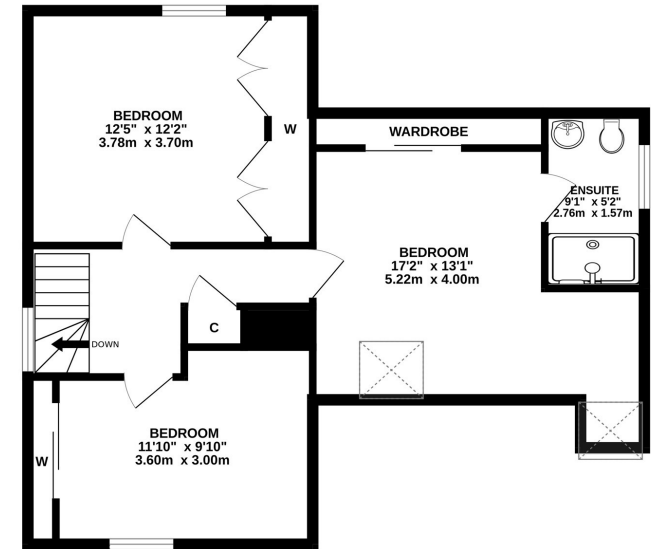




GROUND FLOOR



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.