



lindsays

5 Dalhousie Road
Broughty Ferry, DD5 2SP

"An extended and deceptively spacious one bedroom detached bungalow in a very desirable location"

- Hallway
- Generous Lounge/Dining Room
- Kitchen/Diner
- Double Bedroom
- Shower Room
- Mixed Glazing
- Gas Central Heating
- Gardens with Log Cabin
- Driveway

EPC Rating D

OFFERS OVER £200,000



Description

Lindsays are delighted to offer to the market this deceptively spacious and extended detached bungalow which is located in a prime position in desirable Broughty Ferry. This lovely home will be ideal for a variety of buyers and can only be fully appreciated by viewing. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the integrated oven and hob, dishwasher and fridge/ freezer in the kitchen. Practical benefits include gas central heating and CCTV .

On entering the accommodation you will find a generous extended lounge/dining room which features patio doors to the rear garden, open fireplace and charming porthole stained glass window. There is a large kitchen with ample floor and wall units and room for a dining table and chairs. Double bedroom benefitting from a good sized walk in wardrobe and contemporary shower room.

Externally at the front of the property lies a driveway providing off street parking. The front garden is secluded and laid mainly with lawn and mature plant borders. At the rear of the home lies the main garden which includes two sheds and a log cabin with two rooms and a WC.

Given the floor area of the home then there are possibilities for alteration and extension providing the relevant consents are in place.

This is a rare opportunity and viewing is recommended to fully appreciate the accommodation on offer.

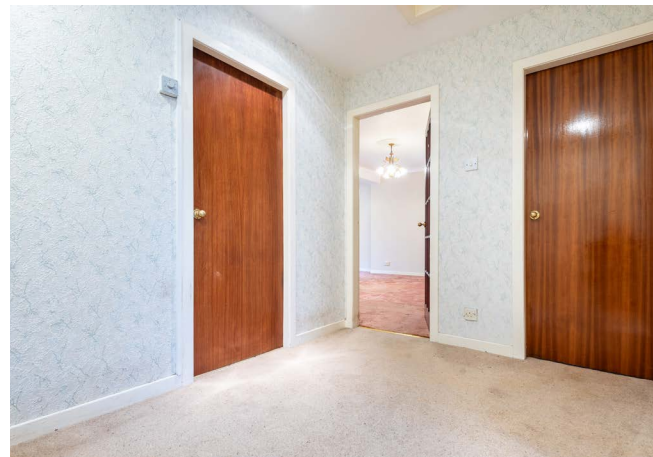
Area

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.

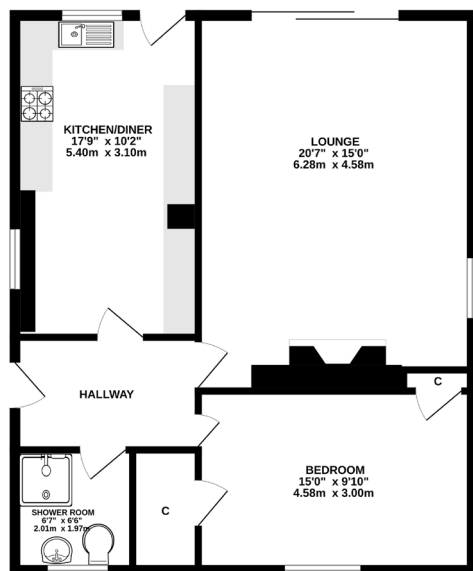
The A90 dual carriageway offers easy access to Aberdeen, Perth, Edinburgh and Glasgow while Dundee Airport offers flights to London City amongst others. Away from the city there are a range of impressive outdoor pursuits. Over the River Tay is St. Andrews, home of golf, whilst the Championship course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

Viewing

By appointment through Lindsays on 01382 802050



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plans, windows, doors and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is to be given. Made with Metropax 02024

T: 01382 802050 E: dundeeproperty@lindsays.co.uk W: property.lindsays.co.uk

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.