



**lindsays**

**Lammerton Cottage,**  
Drumsturdy Road, Baldovie Broughty Ferry DD5 3NX

*"Extremely Spacious four bedroom detached bungalow in a beautiful semi-rural location"*

- Lounge
- Family/Games Room
- Dining Room
- Fitted Kitchen
- Master Bedroom with ensuite Bathroom
- 3 Further Double Bedrooms
- Family Bathroom
- Utility Room & WC
- Double Glazing
- Oil Fired Heating
- Triple Garage
- Drive/Gardens

EPC Rating D

**OFFERS OVER £420,000**





## Description

Lindsays are delighted to bring to market this extremely spacious four bedroom detached bungalow situated within a lovely semi-rural location. Lammerton Cottage is ideally situated for ease of access to a number of local amenities.

The property offers versatile accommodation and can be adapted to fit the needs of the buyer. There is a large lounge with multi fuel stove and patio doors leading to the garden. Spacious wood panelled family/games room, dining room and fitted kitchen with integrated appliances. The master bedroom has fitted wardrobes and an ensuite bathroom with separate shower cubicle. There are three further double bedrooms all with built in wardrobes, family bathroom, utility room with integrated appliances and WC. All appliances are included in the sale but come with no warranties.

Benefits include double glazing and oil fired heating.

Externally Lammerton Cottage is accessed through an electric gate and leads to a large drive with room for multiple vehicles and a triple garage with power, light and electric doors. There is also a large shipping container included in the sale which is fully insulated and lined with power and light. The garden grounds are a combination of lawn and patio areas with a selection of mature plantings.

Early viewing is highly recommended to fully appreciate the size and location of the home on offer.

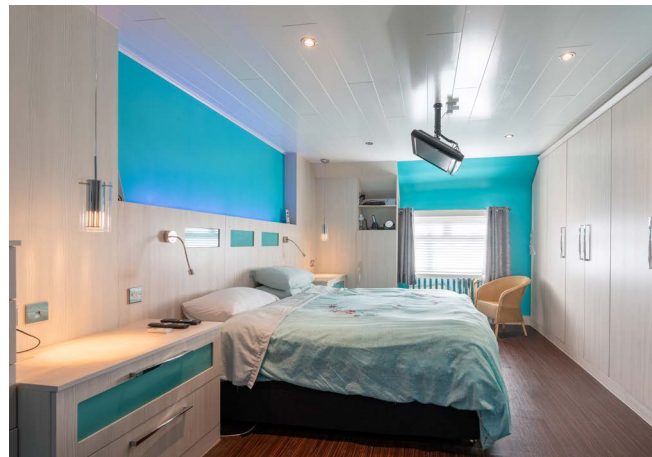
## Area

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.

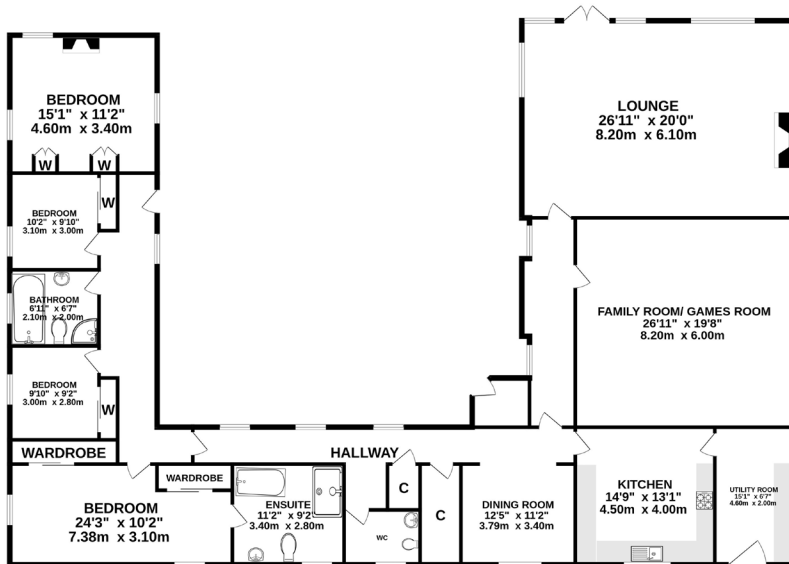
The A90 dual carriageway offers easy access to Aberdeen, Perth, Edinburgh and Glasgow while Dundee Airport offers flights to London City amongst others. Away from the city there are a range of impressive outdoor pursuits. Over the River Tay is St. Andrews, home of golf, whilst the Championship course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

## Viewing

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



## 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.