



**lindsays**

**15 Belltree Gardens**  
Broughty Ferry, DD5 2LJ

*"A stylish three bedroom detached family home in popular Broughty Ferry"*

- Hallway
- Open Plan Lounge/Dining Room
- Kitchen
- Shower Room/Utility Space
- Family Bathroom
- 3 Double Bedrooms
- Double Glazing
- Gas Central Heating
- Rear Gardens
- Driveway

EPC Rating C

**OFFERS OVER £230,000**





## Description

Lindsays are delighted to offer to the market this tastefully presented three bedroom detached villa which is located in a popular area on the edge of Broughty Ferry and Barnhill. This lovely home is in move in condition throughout and practical benefits include double glazing and gas central heating. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the Range Oven, dishwasher and fridge freezer in the kitchen.

The accommodation on the ground floor comprises a bright and spacious open plan lounge/dining room with patio doors leading to the rear garden. There is a modern kitchen, shower room with utility space and a double bedroom. On the upper floor there are two double bedrooms with both benefitting from fitted wardrobes and the family bathroom with shower over the bath. There is excellent storage in the eaves.

Externally at the front of the property lies a driveway providing off street parking. The main garden lies at the rear and being south facing benefits from sun throughout the afternoon and evening and is laid mainly with lawn and a private patio.

This lovely home can only be fully appreciated by viewing which 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.

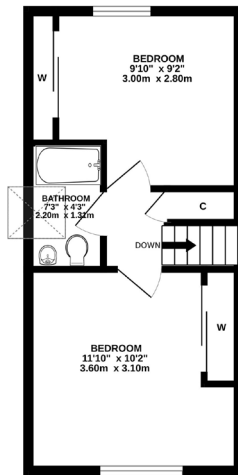
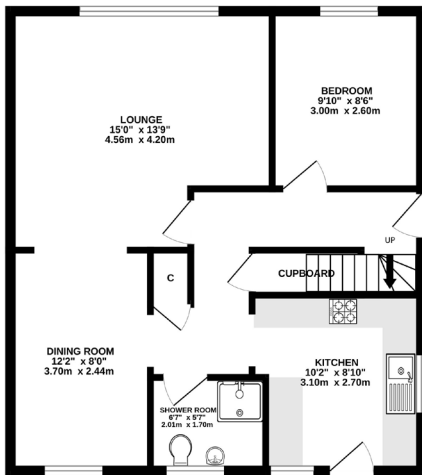
## Viewing

By appointment through Lindsays on 01382 802050



GROUND FLOOR

1ST FLOOR



While 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 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. Made with Metropac ©2014

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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.