



**lindsays**

4 Stanley Road,  
Broughty Ferry DD5 3AR

*"Deceptively spacious three bedroom semi detached villa in a much sought after location"*

- Storm Porch
- Lounge
- Breakfasting Kitchen
- Dining Room
- 3 Bedrooms
- Study
- Bathroom
- Utility Room & WC
- Double Glazing
- Gas Central Heating
- Gardens
- Driveway

EPC Rating E

**OFFERS OVER £350,000**





## Description

Lindsays are delighted to offer to the market this deceptively spacious semi detached villa in a much sought after location. Stanley Road is ideally situated for ease of access to a number of amenities including shops and a regular commuter bus route.

The versatile accommodation is spread over two levels and comprises: storm porch, bright and spacious lounge with bay window, breakfasting kitchen with integrated appliances. There is a separate dining room, utility room and WC. Upstairs there are two good sized double bedrooms, study and family bathroom with separate shower cubicle. Benefits include double glazing, gas central heating and floored attic space. Included in the sale will be all floor, window coverings and light fittings.

Externally there is off street parking and a fully enclosed low maintenance garden to the rear. This is laid mainly in paving stones with fruit trees and a selection of mature plantings.

This property will appeal to a number of buyers and early viewing is highly recommended.

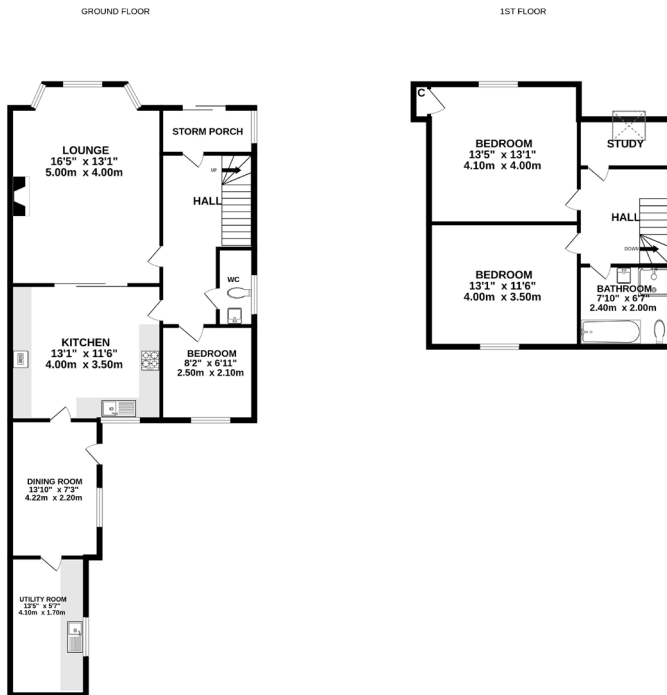
## Area

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)



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of areas, volumes, masses 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 products, fixtures and appliances shown have not been tested and no guarantee as to their condition or reference may be given. Made with MapInfo 2000.

T: 01382 802050 E: [dundeeproperty@lindsays.co.uk](mailto:dundeeproperty@lindsays.co.uk) W: [property.lindsays.co.uk](http://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.