



lindsays

14 Oak Loan, Ballumbie Castle Estate,
Broughty Ferry DD5 3UQ

"Well presented four bedroom detached villa in a much sought after location"

- Hallway
- Lounge
- Family Room
- Dining Kitchen
- Master Bedroom with ensuite
- 3 Further Bedrooms
- Family Bathroom
- WC & Utility
- Double Glazing
- Gas Central Heating
- Double Garage
- Drive
- Gardens

EPC Rating C

OFFERS OVER £350,000



Description

Lindsays are delighted to offer to the market this well presented four bedroom detached villa which is located in the much sought after Ballumbie Castle Estate. It is ideally situated on the outskirts of Dundee & Broughty Ferry and offers straightforward access to a number of local amenities. This lovely home offers spacious and versatile accommodation over two floors with practical benefits including double glazing and gas central heating.

The accommodation comprises: hallway, bright and spacious lounge with patio doors leading to the rear garden and family room which could be utilised as a fifth bedroom if required. Large dining kitchen with integrated appliances, utility room and WC. Upstairs the master bedroom has fitted wardrobes and recently fitted ensuite shower room. There are three further good sized bedrooms two of which have built in wardrobes and family bathroom. Included in the sale will be all light fittings as well as the floor and window coverings.

Externally there is a small garden to the front. The monoblock drive has room for multiple vehicles and leads to the double integral garage which power, light and an electric garage door. The well maintained rear garden is fully enclosed and laid with a combination of lawn, patio and decking.

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.

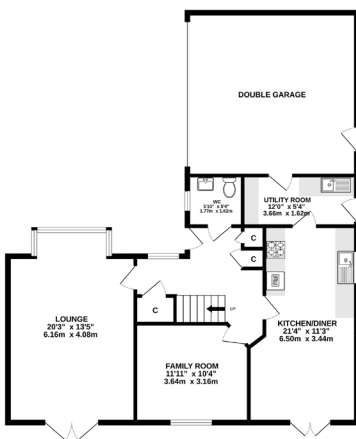
The A90 dual carriageway offers easy access to Aberdeen, Perth, Edinburgh and Glasgow while Dundee Airport offers flights to London City amongst others. Away from the city there are a range of impressive outdoor pursuits. Over the River Tay is St. Andrews, home of golf, whilst the Championship course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

Viewing

By appointment through Lindsays on 01382 802050 or dundeeproperty@lindsays.co.uk



GROUND FLOOR



1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions. It is the buyer's absolute responsibility and should be relied on 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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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.