



lindsays

3 Albany Place,
Broughty Ferry DD5 1NR

"Well presented extended, three bedroom semi detached villa in a much sought after location"

- Porch
- Lounge
- Family/Dining/Kitchen
- 3 Bedrooms
- Family Bathroom
- Shower Room
- Garage
- Drive
- Gardens

EPC Rating C

OFFERS OVER £250,000



Description

Lindsays are delighted to bring to market this well presented extended, three bedroom semi detached villa in a much sought after location. Albany Place is small cul de sac off Albany Road and is ideally situated for ease of access to a number of local amenities.

The property has been extended and upgraded by the current owners to offer a spacious family home that is in move in condition. On the ground floor there is a bright and spacious lounge and a modern family bathroom. To the rear of the property there is an impressive open plan family room/dining/kitchen. There are integrated appliances and bifold doors giving access to the rear garden. Upstairs there are three bedrooms with the master having built in wardrobes and a shower room. Benefits include double glazing, gas central heating and attic with Ramsay ladder access.

Externally there is a small garden to the front with a drive leading to the garage. The fully enclosed rear garden has been recently landscaped.

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.

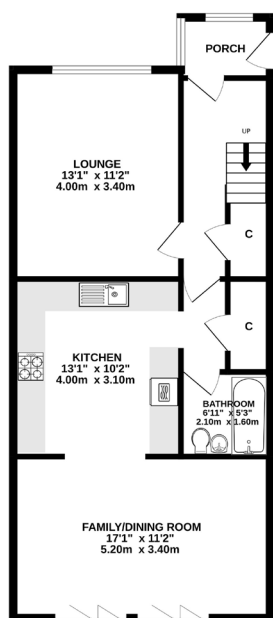
The A90 dual carriageway offers easy access to Aberdeen, Perth, Edinburgh and Glasgow while Dundee Airport offers flights to London City amongst others. Away from the city there are a range of impressive outdoor pursuits. Over the River Tay is St. Andrews, home of golf, whilst the Championship course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

Viewings

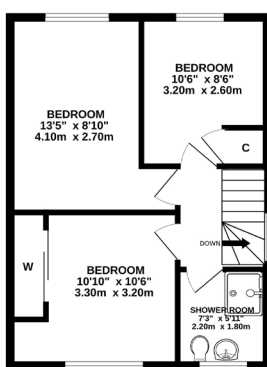
By appointment through Lindsays on 01382 802050 or dundeeproperty@lindsays.co.uk



GROUND FLOOR



1ST FLOOR



While every attempt has been made to ensure the accuracy of the description contained here, measurements of floor, ceiling, internal 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 layout, contents and appliances shown here are not intended and no guarantee as to their availability or efficiency can be given. Made with Metronom C1024

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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.