



lindsays

33 Albany Road
Broughty Ferry DD5 1NU

"Deceptively spacious four bedroom extended bungalow in a much sought after location"

- Vestibule
- Hallway
- Lounge
- Dining Area
- Dining Kitchen
- Bathroom
- 4 Bedrooms
- Gas Central Heating
- Double Glazing
- Modern Security System
- Garage and Drive
- Gardens

EPC Rating D

OFFERS OVER £460,000



Description

Lindsays are delighted to bring to the market this deceptively spacious four bedroom extended villa in a much sought after location. Albany Road is ideally situated for a number of local amenities including highly regarded schooling on both a primary and secondary level.

The property has been beautifully upgraded by the current owner and offers versatile accommodation over two levels. There is a vestibule leading to the hallway, bright and spacious lounge, dining area, dining kitchen with patio doors leading to the rear garden, two bedrooms and a modern family bathroom. Upstairs there are two further good sized bedrooms. Benefits include double glazing, recently installed gas central heating and ample storage throughout.

Externally a monoblock drive has room for multiple vehicles and leads to the integral garage. The landscaped gardens wrap around the property and are a combination of lawn, patio and stone chip areas with a large 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.

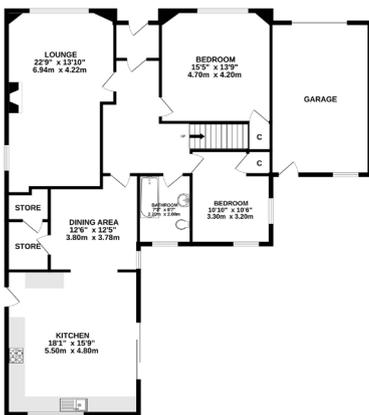
Viewing

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



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, 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, fixtures and appliances shown are not guaranteed and no guarantee is to their quality or condition 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.