



lindsays

13 Dunvegan Road
Broughty Ferry DD5 3HP

"Immaculately presented four bedroom semi-detached villa in a much sought after location"

- Porch
- Lounge
- Dining Kitchen
- Conservatory
- 4 Bedrooms
- Family Bathroom
- WC
- Gas Central Heating
- Double Glazing
- Timber Garage and Drive
- Gardens

EPC Rating C

OFFERS OVER £250,000



Description

Lindsays are delighted to offer to the market this immaculately presented four bedroom semi-detached villa in a much sought after location. Dunvegan Road is ideally situated for ease of access to a number of local amenities including well regarded schooling on both a primary and secondary level.

The property has been beautifully extended and upgraded by the current owner to offer the buyer a property that is in move in condition. The accommodation comprises on the ground floor: porch with built in storage, bright and spacious lounge and a recently fitted modern dining kitchen with integrated appliances and conservatory. There are two bedrooms one of which is currently being utilised as a home office and WC. Upstairs there are two good sized double bedrooms one of which has built in wardrobes and family bathroom with shower over the bath.

Externally the property sits on a large corner plot. There is a monoblock drive with room for multiple vehicles leading to the timber garage. The rear garden is fully enclosed and is a combination of lawn and patio area with a selection of mature plantings.

Early viewing is highly recommended to fully appreciate the beautiful home on offer.

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.

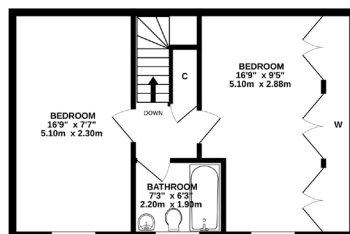
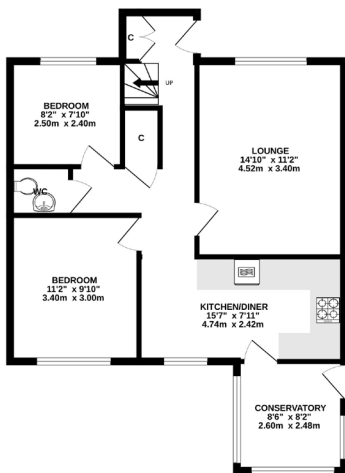
Viewing

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 floorplans contained here, measurements of doors, 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, 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.