



lindsays

West Lodge Drumsturdy Road,
Linlathen Baldovie, By Broughty Ferry DD5 3NX

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

- Hallway
- Lounge
- Dining Kitchen
- Master Bedroom with ensuite
- 3 Further Bedrooms
- Shower Room
- Double Glazing
- Oil Fired Heating
- Detached Garage
- Drive
- Gardens

EPC Rating E

OFFERS OVER £340,000
£20,000 UNDER THE HOME REPORT VALUE



Description

This is an excellent opportunity to purchase this well presented four bedroom detached bungalow in a much sought after location. The property enjoys views over the surrounding fields and is ideally situated for ease of access to a number of local amenities. The building was built by Thomas Erskine of Linlathen in 1841 as a school for the children of the workers from Linlathen Farm. It was called Lammerton School and designed by George Mathewson.

The property is a grade C listed building and has previously been extended by the current owners. There is a lovely bright and spacious lounge with dual aspect. The kitchen is bespoke and designed by the owner. It was handmade by a local joiner using an old oak tree from Glamis Castle Gardens found in Strathmore Sawmill. There is a spacious master bedroom with ensuite bathroom with separate shower cubicle, three further bedrooms one of which has built in wardrobes and shower room. Benefits include double glazing, excluding the beautiful stain glass window, oil fired heating and many lovely original features.

Externally the property sits within lovely wrap around gardens which are laid with a combination of lawn, decking, patio and stone chips. There are a number of mature plantings and trees. A large drive with room for multiple vehicles leads to the large, detached garage with power and light and room for multiple vehicles. It also has a 3.5 ton ramp and a spray booth. The summer house and timber shed will be included in the sale. Early viewing is highly recommended to fully appreciate the property on offer.

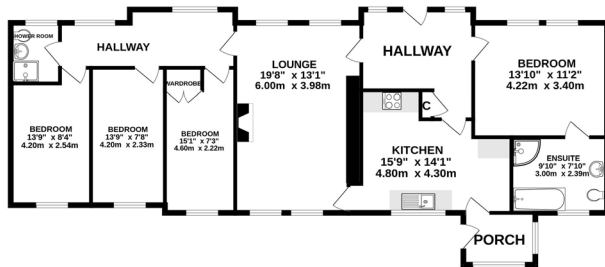
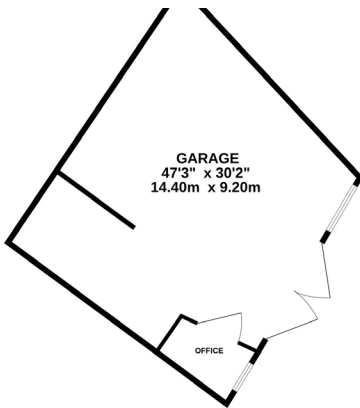
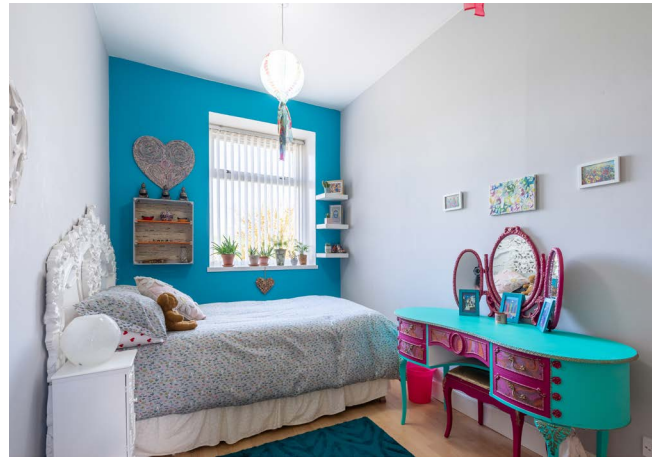
Area

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



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.