



lindsays

88 Balgillo Road,
Broughty Ferry DD5 3LX

"Immaculate, fully refurbished detached bungalow in a much sought after location".

- Vestibule
- Hallway
- Lounge
- Kitchen/Dining Room
- 2 Bedrooms
- Bathroom
- Double Glazing
- Gas Central Heating
- Gardens
- Driveway

EPC Rating Band D

OFFERS OVER £270,000



Description

Lindsays are delighted to offer to the market this extended detached bungalow in a much sought after location. Balgillo Road is ideally situated for ease of access to a large number of local amenities and is on a regular commuter bus route. Both central Broughty Ferry and Dundee City Centre are easily accessible.

The property can only be described as being in move-in condition having been fully refurbished to a very high standard inside and out. The accommodation is all on one level comprising an entrance vestibule, hallway which provides access to all of the accommodation and has a very useful laundry cupboard, lounge with bay window to the front, extended kitchen/dining room fitted with a range of quality units with fully integrated appliances and space for a table and chairs. Doors open out to the rear garden. Both bedrooms are a great size with one having wall length fitted wardrobes. The luxury bathroom is fitted with a four-piece suite including a large shower enclosure with thermostatic shower. Outside the front garden is laid to paving to provide off-street parking for two vehicles and to the rear the fully enclosed garden has areas of deck, lawn and paved patio providing the ideal spots in which to relax and enjoy the sun. The summerhouse is a lovely addition providing an additional entertaining or relaxing space and has power and light.

Properties in this location are always popular with various types of buyers, therefore early viewing is highly recommended.

Area

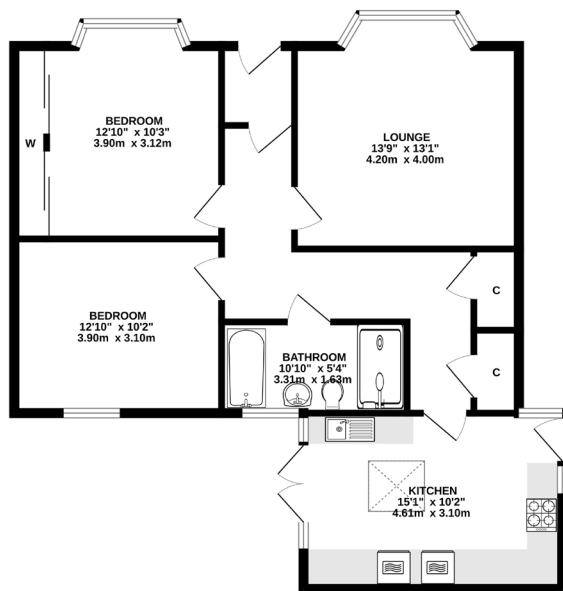
Broughty Ferry is a prestigious suburb situated to the east of Dundee City which enjoys the best of both a coastal lifestyle and the vibrant City of Dundee on its doorstep. Both residents and visitors enjoy its long sandy beach, esplanade and castle ideal for dog walking and an afternoon stroll. The "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 away. There is a main line railway station at Dundee which regularly stops at Broughty Ferry providing services north and south.

Viewing

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



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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 format, aspects and appearance shown here has not been tested and no guarantee as to their operability or efficiency can be given.
Made with Floorplan Cloud

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.