



lindsays

39A Albany Road,
Broughty Ferry DD5 1NU

"Beautifully presented three bedroom, first floor divided villa in a much sought after location"

- Porch
- Reception Hallway
- Lounge
- Dining Kitchen
- 3 Bedrooms
- Shower Room
- WC/Utility
- Off Street Parking
- Private and Communal Gardens

EPC Rating D

OFFERS OVER £360,000



Description

Lindsays are delighted to offer to the market this beautifully presented three bedroom, first floor divided villa in a much sought after location. Albany Road is ideally situated for ease of access to a large number of local amenities including shops and highly regarded schooling on both a primary and secondary level.

The accommodation comprises: lovely porch which leads to the reception hallway. This is currently utilised as an extra seating area but could be used for a variety of uses including a study area. Bright and spacious lounge with bay window and wood burner set within a stunning marble fireplace. Large dining kitchen which has recently been upgraded and has integrated appliances and large island. There are three good sized bedrooms and shower room. The WC/utility room has recently been added. Benefits include gas central heating and mixed glazing. The property has also retained many of its beautiful original features.

Externally the property is accessed by a long communal drive which leads to two designated parking spaces. The garden to the front is shared with the ground floor property. There is a lovely, fully enclosed garden to the rear. This is laid mainly in lawn with a large patio area and a selection of mature plantings.

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

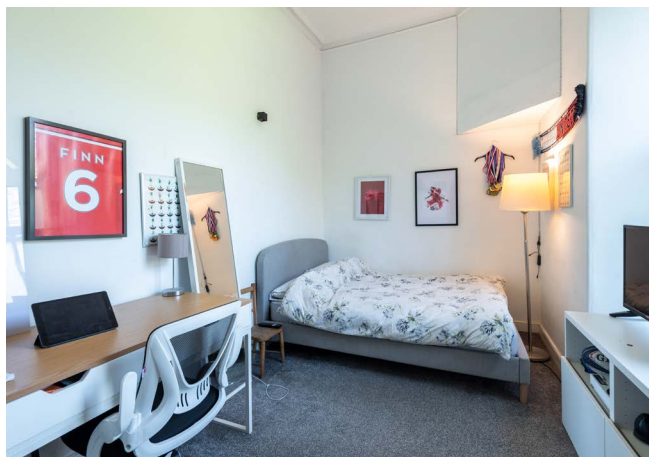
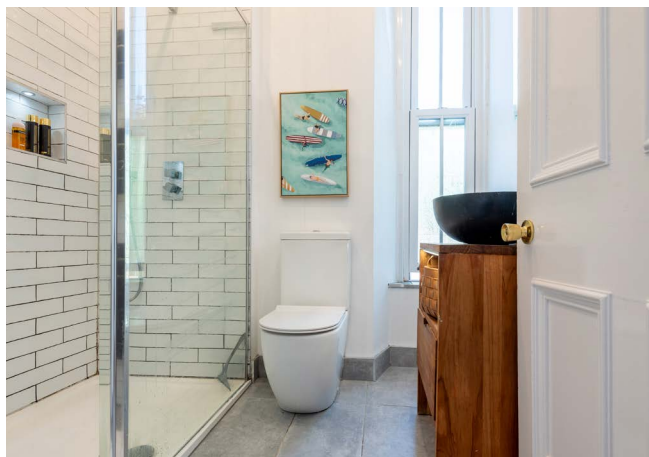
Area

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.

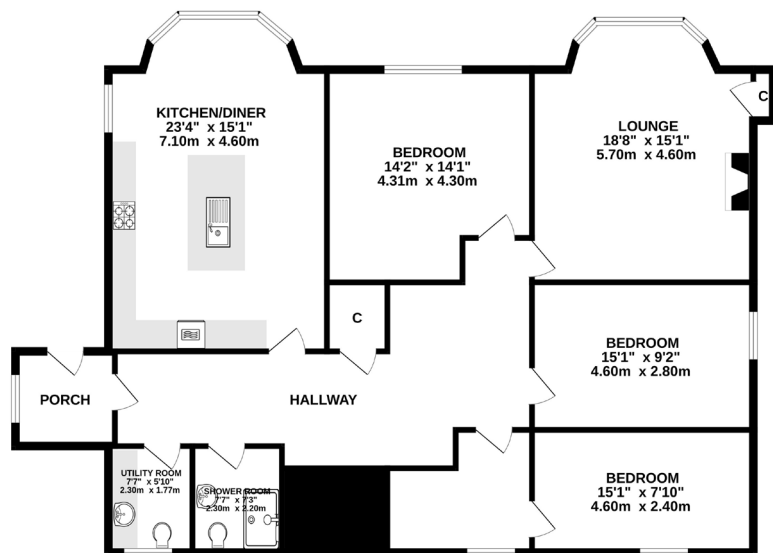
The A90 dual carriageway offers easy access to Aberdeen, Perth, Edinburgh and Glasgow while Dundee Airport offers flights to London City amongst others. Away from the city there are a range of impressive outdoor pursuits. Over the River Tay is St. Andrews, home of golf, whilst the Championship course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



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.