



**lindsays**

3 Gotterstone Drive,  
Broughty Ferry, DD5 1QW

*"A well-presented three-bedroom semi-detached villa in a popular residential area"*

- Entrance Porch/Conservatory
- Lounge
- Sitting Room
- Kitchen/Dining Room
- Three Bedrooms
- Shower Room
- Double Glazing
- Gas Central Heating
- Security Alarm
- Gardens

EPC Rating D

**OFFERS OVER £180,000**





## Description

This Semi-Detached Villa set on a corner plot in a desirable residential location has been exceptionally well maintained by the present owners and has been extended to provide spacious accommodation which will appeal to a variety of buyers.

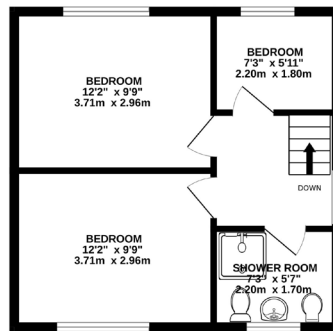
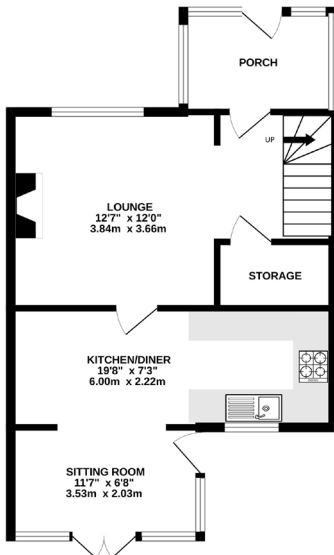
The accommodation comprises; conservatory/porch, open plan hall, lounge with feature fireplace, kitchen/dining room which is a well-proportioned room with two clearly defined areas. The kitchen area is fitted with a range of high quality wooden fronted cupboards with tiled splashback and integrated dishwasher, washing machine, fridge and freezer. The sitting/sunroom completes the accommodation on the ground floor. Upstairs there are two double bedrooms with fitted furniture, and a smaller room with built-in cabin bed ideal for a child with storage below. The fully tiled shower room is fitted with a four-piece suite comprising wc, wash hand basin, bidet and shower enclosure with electric shower. Occupying a generous corner plot, the property benefits from larger than average fully enclosed gardens to the front, side and rear laid to lawn and well stocked borders. To the rear there is a large timber deck ideal for entertaining, areas of lawn and border with two garden sheds. A monobloc drive provides off-street parking for one vehicle and leads to the detached single garage. Benefits include double glazing, gas central heating and security alarm system.

The property will appeal to a range of buyers, and we do recommend early internal viewing to appreciate the layout and high standard of finish in this lovely property.

## Area

## Viewing

By appointment through Lindsays on 01382 802050 or [Dundeeproperty@lindsays.co.uk](mailto:Dundeeproperty@lindsays.co.uk)



T: 01382 802050 E: [dundeeproperty@lindsays.co.uk](mailto:dundeeproperty@lindsays.co.uk) W: [property.lindsays.co.uk](http://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.