



lindsays

**50B Belltree Gardens,
Broughty Ferry, DD5 2LJ**

"A well-presented quarter style villa in a popular residential area".

- Hallway
- Lounge/Dining
- Kitchen
- 2 Bedrooms
- Study
- Bathroom
- Double Glazing
- Gas Central Heating
- Garden
- Driveway

EPC Rating C

OFFERS OVER £140,000



Description

Lindsays are delighted to offer to the market this attractive quarter style villa which is located in a popular residential area of Broughty Ferry. This lovely home is in move in condition throughout and benefits from double glazing, gas central heating and a floored attic. Included in the sale are all floor coverings, light fittings and blinds where fitted.

The accommodation on the ground floor comprises: Hallway, bright lounge with space for dining and a fitted kitchen. Upstairs is the spacious master bedroom with built in storage, a further bedroom currently being used as an office and a bathroom with shower over the bath.

Externally the property comes with a generous driveway providing ample off street parking. The rear garden is a sizeable plot, fully enclosed with woodland to the back of it. The garden itself is mainly laid in lawn with a patio seating area and comes with a shed and lovely summer house both included in the sale.

This is an ideal property for a first time buyer and 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. There is a main line Railway Station at Dundee which regularly stops at Broughty Ferry providing services north and south.

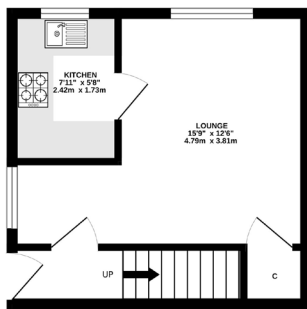
The A90 dual carriageway offers easy access to Aberdeen, Perth, Edinburgh and Glasgow while Dundee Airport offers flights to London City amongst others. Away from the city there are a range of impressive outdoor pursuits. Over the River Tay is St. Andrews, home of golf, whilst the Championship course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

Viewing

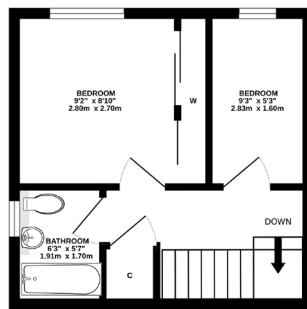
By appointment through Lindsays on 01382 802050 or dundeeproperty@lindsays.co.uk



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the 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 services, systems and appliances shown here have not been tested and no guarantee, as to their operability or efficiency can be given.
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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.