



**lindsays**

28 Kerrington Crescent,  
Broughty Ferry, DD5 2TN





## Description

Lindsays are delighted to offer to the market this superb, extended semi-detached villa which is located in a sought after area of Broughty Ferry and offers spacious and versatile accommodation over two levels catering for all family needs. The villa occupies an elevated position and enjoys views over to the River Tay and beyond. On entering the villa the ground floor accommodation has been extended twice and you will find the original formal lounge with south facing bay window boasting river views, a double bedroom with French doors leading to a rear decking space, the delightful master bedroom with en suite shower room and walk in wardrobe and at the rear of the property lies the fabulous open plan Kitchen/Dining/Living which is the hub of home life. The kitchen with two tone shaker style units and breakfast bar lies at one end. In the middle is a dining area and at the far end the living space for the family to relax in with cosy wood burning stove. Bi-fold doors lead to the rear garden and patio doors lead to a courtyard beside the garden room. A large utility room/ cloakroom and WC complete the ground floor.

Ascending to the upper floor there are three further bedrooms with the two rooms at the front offering fabulous views and the luxury family bathroom featuring a double shower cubicle and jacuzzi bath. The attic is floored and accessed by ladder.

Arriving at the villa you will find a mono-bloc driveway with parking for two vehicles and an easily maintained front garden laid mainly with lawn and mature borders. At the side of the property lies a paved secluded courtyard which is accessed from the home and provides access to the garden room benefitting from power, light and wi-fi. This would be an ideal home office. The other half of this is used as a gym. The main garden lies at the rear and is laid mainly with lawn. Attributes include an external tap, newly laid resin walkway, logstore, wooden den and sensor lighting.

Included in the sale are all carpets, floorcoverings and blinds where fitted along with the integrated oven, hob, microwave, dishwasher, larder fridge, wine cooler in the kitchen and integrated freezer and washer dryer in the utility room. Practical benefits include double glazing, gas central heating and CCTV.

This deceptively spacious and special family home can only be fully appreciated by viewing which is highly recommended.

- Vestibule & Hallway
- Lounge
- Open Plan Kitchen/Dining/Living Room
- Utility Room/ Cloakroom & WC
- Master Bedroom with En Suite Shower Room
- 4 Further Bedrooms
- Luxury Bathroom
- Double Glazing & Gas Central Heating
- Outdoor Garden Room & Gym
- Front & Rear Gardens
- Driveway

EPC Rating C

**OFFERS OVER £440,000**





*"A tastefully extended semi-detached five bedroom villa in a prime location with coastal views"*







## 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

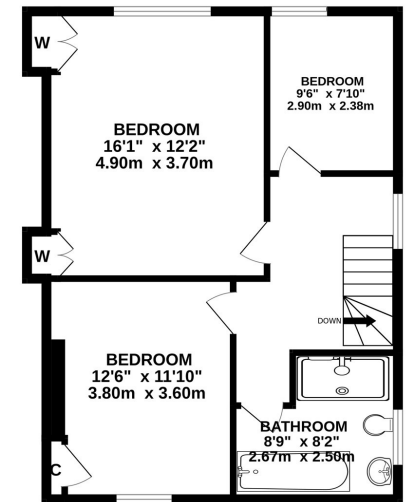
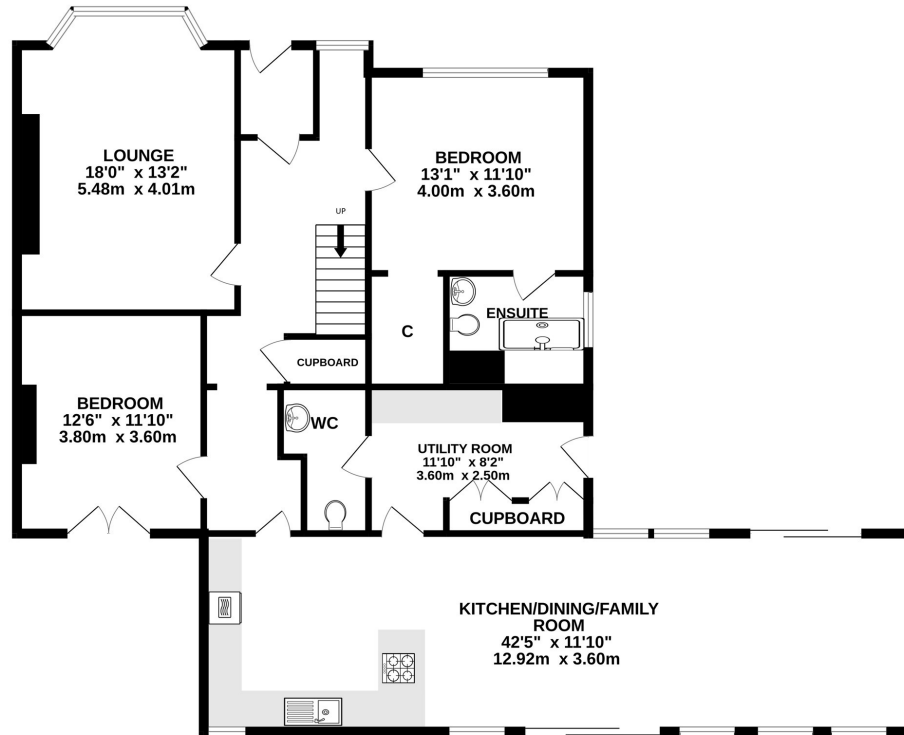
By appointment through Lindsays on 01382 802050





GROUND FLOOR

1ST 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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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.