



lindsays

86 Marlee Road,
Broughty Ferry DD5 3EW

"Spacious four bedroom detached villa located in a much sought after location"

- Vestibule
- Hallway
- Lounge
- Breakfasting Kitchen
- 4 Bedrooms
- Family Bathroom
- Shower Room
- Garage & Drive
- Gardens

EPC Rating D

OFFERS OVER £288,000



Description

Lindsays are delighted to offer to the market this spacious, four-bedroom detached villa situated in a much sought after location. Marlee Road is ideally situated for ease of access to local amenities. This includes highly regarded schools at both primary and secondary level, a number of shops and is close to a regular commuter bus route.

The property has been renovated over the recent years to include the installation of new windows, boiler, bathroom and shower room and offers versatile accommodation over two floors. On the ground floor there is a bright and spacious lounge with window to the front. The breakfasting kitchen has an integrated hob, double oven and extractor hood, with space for a dishwasher and a fridge-freezer. There is a good-sized double bedroom which could be utilised as a dining room and a further single room plus a shower room with walk-in thermostatic shower.

Upstairs there are two further double bedrooms, a fully tiled bathroom with thermostatic shower. The bathroom also has plumbing and space for a washing machine and dryer (above). Benefits include newly fitted double glazing and PVC glass front door, gas central heating with hive control and cctv system.

Outside the front garden is laid with chipped stone and monobloc providing off-street parking for a minimum of 8 vehicles. The tandem garage has power and light with new electronic door and also has a newly fitted side PVC door and double glazed window. The rear garden, accessed via a new gate, is mainly laid to lawn with a paved patio and a small lean-to area at the side ideal for bike storage. Included in the sale are the fitted floor coverings, integrated kitchen appliances (Miele washing machine) and blinds (by Hilary).

This spacious home will appeal to a number of buyers 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.

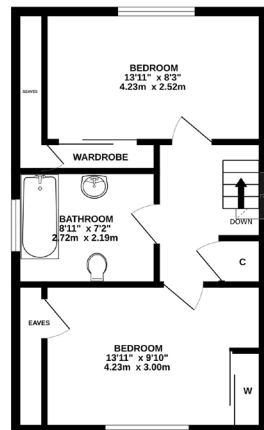
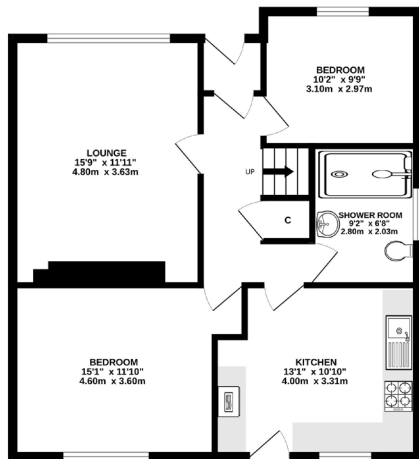
Viewing

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 floorplans 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.