



lindsays

12 Balgillo Road,
Broughty Ferry DD5 3LU

"Two bedroom semi detached bungalow in a much sought after location"

- Hallway
- Lounge
- Breakfasting Kitchen
- 2 Double Bedrooms
- Shower Room
- Drive
- Gardens
- Workshop

EPC Rating D

OFFERS OVER £185,000



Description

This is an excellent opportunity to purchase this two bedroom semi detached bungalow in a much sought after location. Balgillo Road is ideally situated for ease of access to a number of local amenities including highly regarded schooling on a primary and secondary level. There is a regular commuter bus route close by.

The accommodation comprises: hallway, bright and spacious lounge, breakfasting kitchen, two double bedrooms both with built in storage and shower room. Benefits include double glazing and gas central heating (excluding shower room)

There is potential to extend the property into the attic space, subject to relevant planning consents.

Externally there is a garden to the front and a long drive with room for multiple vehicles. The rear garden is laid mainly in lawn with a patio area. There is a timber shed and a large workshop which has power and light.

This property 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.

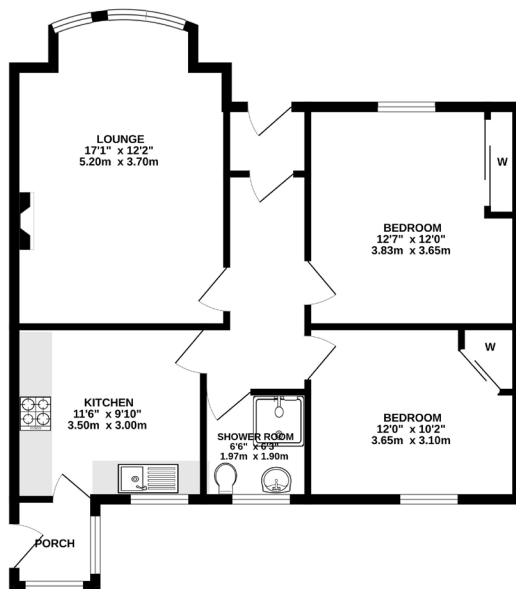
The A90 dual carriageway offers easy access to Aberdeen, Perth, Edinburgh and Glasgow while Dundee Airport offers flights to London City amongst others. Away from the city there are a range of impressive outdoor pursuits. Over the River Tay is St. Andrews, home of golf, whilst the Championship course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



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Issue with Lindsays Office

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.