



lindsays

1 Dunearn Street,
Broughty Ferry DD5 3NP

"Spacious three-bedroom end-terraced villa in a much sought after location"

- Reception Hall
- Lounge
- Dining Room
- Kitchen
- Three Bedrooms
- Shower Room
- Drive & Garage
- Gardens

EPC Rating D

OFFERS OVER £235,000
£5,000 UNDER HR VALUATION



Description

Bought by the current owners when built, this is an excellent opportunity to purchase this spacious, extended three-bedroom end-terraced villa set in a large corner plot in a much sought after location. Dunearn Street is ideally situated for ease of access to many local amenities including shops, cafes, restaurants and highly regarded schooling at both primary and secondary level.

The property is a great size at present for the growing family and offers potential for further extension to the kitchen and side, or potentially developing a separate dwelling or annex (subject to necessary planning consents being sought) The accommodation comprises: hall, bright and spacious lounge with doors leading to the dining room and kitchen with integrated hob, oven and overhead extractor hood. Upstairs a large landing, three good sized bedrooms and a modern shower room with large shower enclosure with thermostatic shower. Outside the gardens wrap around the front, side and rear of the property, laid with lawn, well stocked borders and mature shrubs. The rear garden has areas of faux grass and decking providing the perfect spot in which to relax, entertain and enjoy the sun. A driveway to the front provides off-street parking for several vehicles and leads to the single garage with electric remote access door.

Benefits include double glazing, gas central heating and attic space. There is no doubt the property will appeal to a wide variety of buyers, and we do recommend early viewing to avoid disappointment.

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.

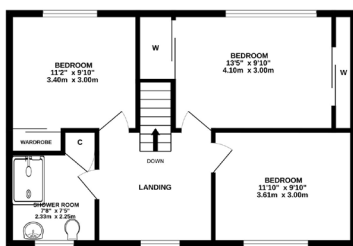
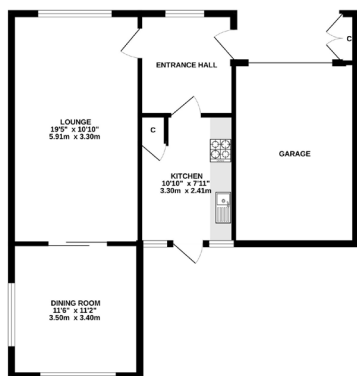
Viewing

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 floors, windows, doors 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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T: 01382 802050 E: dundeeproperty@lindsays.co.uk W: property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays 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.