



**lindsays**

10 Strachan Avenue,  
Broughty Ferry DD5 1RE

*"Well presented three bedroom semi detached villa in a popular residential area"*

- Hallway
- Lounge/Diner
- Sun Room
- Fitted Kitchen
- Three Bedrooms
- Family Bathroom
- Garage & Drive
- Garden

EPC Rating D

**OFFERS OVER £195,000**





## Description

Lindsays are delighted to offer to the market this well presented semi detached villa in a popular residential area. Strachan Avenue is ideally situated for ease of access to a number of local amenities including shops, schools and a regular commuter bus route.

The property is offered to the market in move in condition and comprises: hallway, bright and spacious lounge/diner which opens to a lovely sun room and fitted kitchen. There are three bedrooms and a family bathroom with shower over the bath, Benefits include double glazing and gas central heating. Included in the sale will be all floor and window coverings along with the light fittings.

Externally there is a lovely maintained front garden with a monoblock drive with room for multiple vehicles, while the detached garage has power and light with electric door. The rear garden is fully enclosed and laid with paving stones for ease of maintenance.

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.

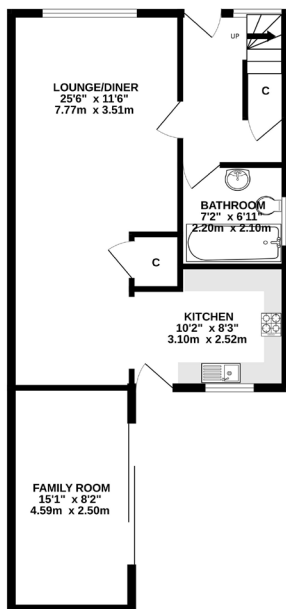
The A90 dual carriageway offers easy access to Aberdeen, Perth, Edinburgh and Glasgow while Dundee Airport offers flights to London City amongst others. Away from the city there are a range of impressive outdoor pursuits. Over the River Tay is St. Andrews, home of golf, whilst the Championship course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

## Viewing

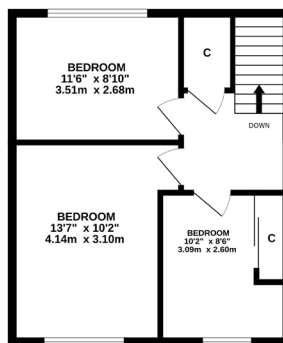
By appointment through Lindsays on 01382 802050 or [dundeeproperty@lindsays.co.uk](mailto:dundeeproperty@lindsays.co.uk)



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of areas, 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.