



lindsays

9 Belltree Gardens,
Broughty Ferry, DD5 2LJ

"A beautifully presented three bedroom villa in popular area of Broughty Ferry".

- Hallway
- Lounge
- Kitchen/Diner
- Utility
- WC
- 3 Bedrooms
- Shower Room
- Garden
- Driveway & Garage

EPC Rating C

OFFERS OVER £250,000



Description

Lindsays are delighted to offer to the market this beautifully presented three bedroom semi-detached villa which is located in a popular residential area of Broughty Ferry. This lovely home is in move in condition throughout having recently been refurbished and benefits from double glazing, gas central heating and a floored attic. Included in the sale are all floor coverings, light fittings, blinds & shutters where fitted along with integrated white goods.

The accommodation is split over two floors and the ground floor comprises: Hallway with useful storage under the stairs, bright and spacious lounge, modern fitted kitchen with ample counter, cupboard & dining space with integrated appliances and a large utility room with WC & door leading to rear garden. Upstairs are two generously sized, well-decorated double bedrooms one with built in storage along with a further bedroom also with built in storage currently being used as an office and a lovely, modern shower room with walk in shower.

Externally to the front of the property is the driveway providing parking for multiple cars and leads to the single garage along with a small lawn area. The main garden is to the rear of the property, this is a fully enclosed area mainly laid in lawn with a lovely decking area. This family home has been finished to a high standard 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.

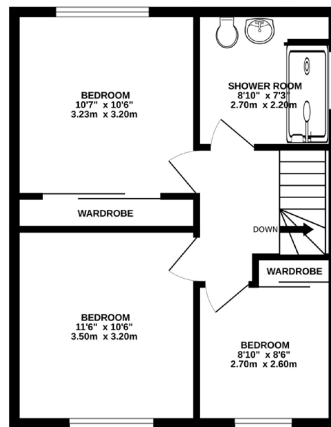
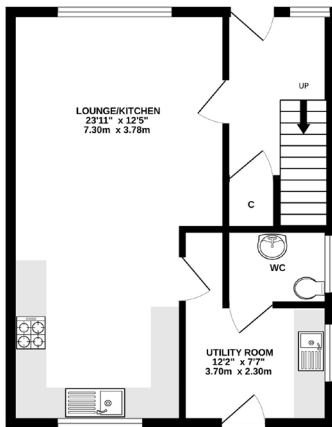
Viewing

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 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.
Made with Metroplan i20024

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.