



lindsays

89 Aberdour Place
Broughty Ferry, DD5 2PL

" A well presented three bedroom mid terraced villa in a popular location "

- Hallway
- Lounge
- Dining Kitchen
- 3 Double Bedrooms
- Family Bathroom
- Double Glazing
- Gas Central Heating
- Private Garden
- Bay Parking

EPC Rating Band D

OFFERS OVER £150,000



Description

An excellent opportunity to purchase a mid terrace, three bedroom villa which is in move in condition throughout and located in the very popular Barnhill area of Broughty Ferry. This lovely home offers spacious accommodation over two levels and practical benefits include double glazing and gas central heating. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the integrated oven, hob, dishwasher, fridge freezer and freestanding washing machine in the kitchen.

The accommodation on the ground floor comprises a generous lounge with patio doors leading to the garden and a large storage cupboard. The contemporary dining kitchen has ample floor and wall units and room for a table and chairs. On the upper floor there are three double bedrooms and the family bathroom with shower over the bath.

Externally there is a good sized garden laid mainly with lawn and paved patio. The garden shed is also included in the sale.

Ample bay parking lies close to the property.

This lovely home will appeal to a wide variety of buyers and will be ideal as a first home.

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.

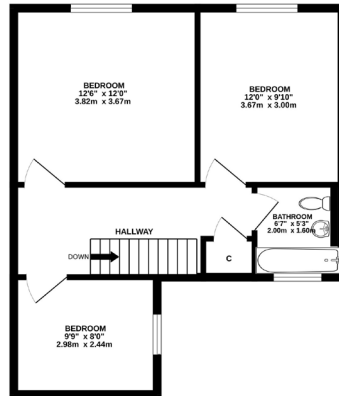
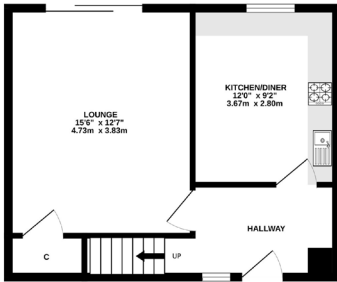
Viewing

By appointment through Lindsays on 01382 802050



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 errors, omissions or mis-statements. This plan is for illustrative purposes only and should be taken as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operating 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 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.