



**lindsays**

16 Rowanbank Gardens  
Broughty Ferry DD5 2JW

*"Well presented four bedroom, detached villa in a much sought after location"*

- Hallway
- Lounge/Dining/Kitchen
- Sitting Room/Bedroom 4
- Three Bedrooms
- Family Bathroom
- WC
- Gardens
- Garage & Drive

EPC Rating C

**OFFERS OVER £320,000**



## Description

Lindsays are delighted to offer to the market this well presented detached villa in a much sought after location. Rowanbank Gardens is ideally situated for ease of access to a number of local amenities including shops, restaurants, bars and a local commuter bus route. There is highly regarded schooling on both a primary and secondary level.

The accommodation comprises on the ground floor: hallway, beautiful open plan lounge/dining/kitchen. There is a wood burner in the lounge while the kitchen has been recently fitted to a high standard. Separate sitting room/bedroom 4 and WC. Upstairs there are three good sized bedrooms, two of which have built in wardrobes and family bathroom with shower over the bath, Benefits include double glazing, gas central heating and attic space.

Externally there is a low maintenance garden to the front with a drive leading to the garage, The rear garden is fully enclosed and is laid mainly in lawn with patio areas and a combination of mature plantings.

Early viewing is highly recommended to fully appreciate the property on offer.

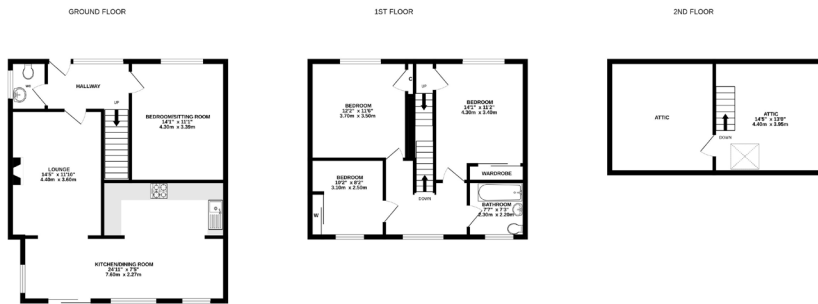
## Area

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)



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, floors 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 floorplan 02024

T: 01382 802050 E: [dundeeproperty@lindsays.co.uk](mailto:dundeeproperty@lindsays.co.uk) W: [property.lindsays.co.uk](http://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.