



lindsays

107 Strathern Road,
Broughty Ferry DD5 1JU

"Beautifully presented semi detached period villa in a much sought after location"

- Vestibule & Hallway
- Lounge
- Dining Kitchen
- Sitting Room/Bedroom 5
- Four Double Bedrooms
- Study
- Family Bathroom
- Shower Room
- WC & Utility Room
- Drive & Garage
- Gardens

EPC Rating D

OFFERS OVER £485,000



Description

Lindsays are delighted to offer to the market this beautifully presented semi detached period villa in a much sought after location. Strathern Road is ideally situated for ease of access to a large number of amenities in central Broughty Ferry. This includes shops, bars, restaurants and well regarded schooling on both a primary and secondary level.

The property is in move in condition throughout and comprises: vestibule, reception hallway, bright and spacious lounge with bay window, feature fireplace and small study. Lovely dining kitchen with Aga and Belfast sink which leads to the utility room, store and larder. Four good sized double bedrooms and sitting room/bedroom 5. There is family bathroom with shower over the bath, modern shower room and WC. Benefits include double glazing (excluding two small windows) and gas central heating. There are a number of beautiful original features throughout the property including period cornices, coving and a stain glass window in the hallway.

Externally at the front of this lovely home lies a charming garden with driveway leading to the single garage. The main garden lies to the rear and is fully enclosed and secluded. It is laid mainly with lawn and boasts an attractive patio areas and mature plantings including fruit trees.

This exceptional family home can only be appreciated by viewing which strongly recommended

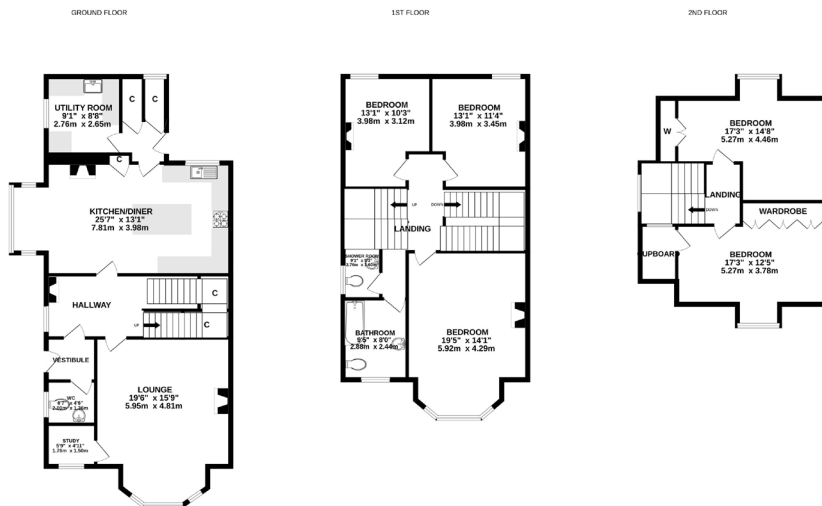
Area

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



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, 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 here are not to be relied on and no guarantee as to their operability or efficiency can be given. Made with Metropix i3024

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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.