



lindsays

47 Marlee Road
Broughty Ferry, DD5 3EU

"A converted semi-detached bungalow located in the popular Balgillo area of Broughty Ferry"

- Hallway
- Lounge
- Kitchen/Dining Room
- 4 Double Bedrooms
- Shower Room
- Double Glazing
- Gas Central Heating
- Garage & Driveway
- Front & Rear Gardens

EPC Rating C

FIXED PRICE £220,000



Description

An excellent opportunity to purchase this attractive semi-detached bungalow which has been converted on the upper floor forming additional bedrooms. This home has been lovingly maintained over the years and has had a new boiler installed and the roof and harling have been sealed and coated.

A degree of internal modernisation will be required to suit a buyers own taste. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the integrated oven, hob and freestanding fridge freezer, washing machine and dishwasher in the kitchen.

The accommodation on the ground floor comprises a comfortable lounge, kitchen/ diner with French doors leading to the rear garden, two double bedrooms and a shower room. On the upper floor there are two further double bedrooms with the larger room featuring excellent walk in wardrobe space and eaves storage.

Externally at the front of the property lies a driveway leading to the single garage which is accessed with an electric door. The front garden is easily maintained being laid with good quality artificial lawn. The main garden lies at the rear and is secluded and laid mainly with lawn and mature borders.

This spacious home which lies close to excellent schooling will be ideal as a family home 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.

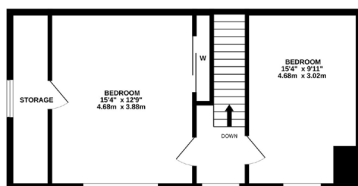
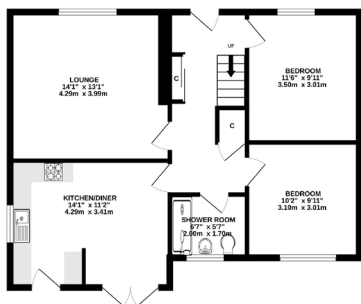
Viewing

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, stairs 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.