



**lindsays**

Coach House, 15 Claypotts Road,  
Broughty Ferry DD5 1BU



## Description

Lindsays are delighted to offer to the market this beautifully presented former Coach House in a much sought after location. Claypotts Road is ideally situated for ease of access to a number of local amenities including highly regarded schooling on both a primary and secondary level.

The property is offered to the market in move in condition and offers the buyer versatile accommodation spread over two floors. A lovely reception hallway leads to the bright and spacious lounge with feature fireplace. The open plan family/dining room has French doors leading to a patio and the rear garden. In the bespoke kitchen a cupola allows light to flood in and has high end appliances, under floor heating, pantry and utility room. There is also a good-sized study and WC.

The staircase leads upstairs to the principal suite which has ample built-in storage, small balcony and ensuite shower room with underfloor heating.

There are three further double bedrooms all with built in wardrobes and a stunning family bathroom with modern slipper bath, and separate shower cubicle, which also has under floor heating. Benefits include double glazing, gas central heating and attic space.

Externally you enter the property via a private driveway and there is a courtyard to the front which offers off street parking for multiple vehicles. The stunning landscaped gardens are laid mainly to lawn with separate paved areas and a wide selection of mature plantings including apple trees.

There are two sheds, two external stores and a greenhouse.

The current owners have converted the Coach House into a beautiful family home that can only be fully appreciated by viewing.

- Reception Hallway
- Lounge
- Family/Dining Room
- Fitted Kitchen
- Principle Bedroom with ensuite
- 3 Further Double Bedrooms
- Family Bathroom
- Study
- Utility Room
- WC
- Off Street Parking
- Electric Car Charging Point
- Gardens

EPC Rating C

**OFFERS OVER £775,000**



*"Beautifully presented former  
Coach House in a much sought  
after location"*





## 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.

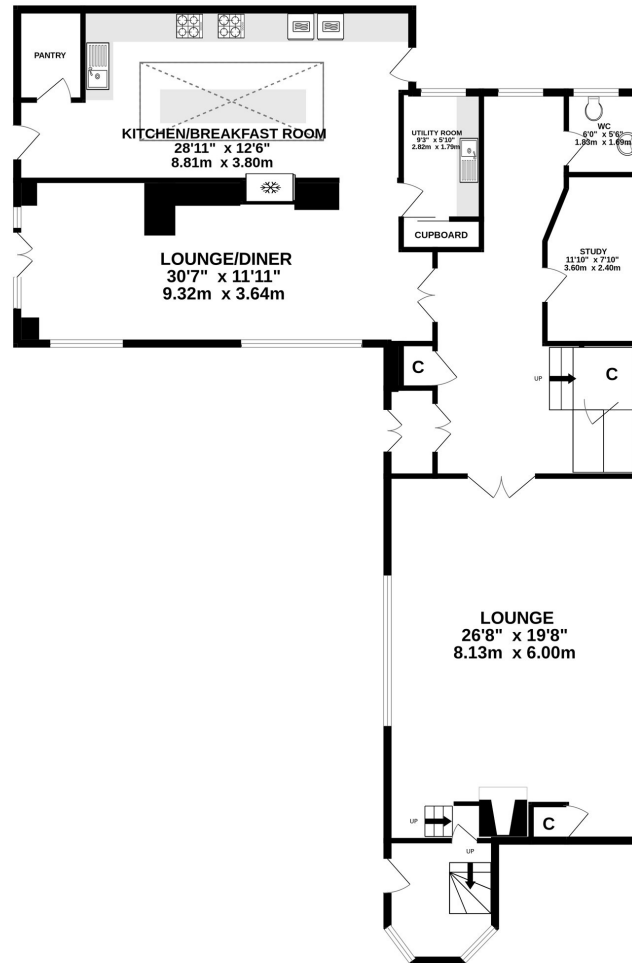
The A90 dual carriageway offers easy access to Aberdeen, Perth, Edinburgh and Glasgow while Dundee Airport offers flights to London City amongst others. Away from the city there are a range of impressive outdoor pursuits. Over the River Tay is St. Andrews, home of golf, whilst the Championship course at Carnoustie is only a few miles up the coast.

## Viewing

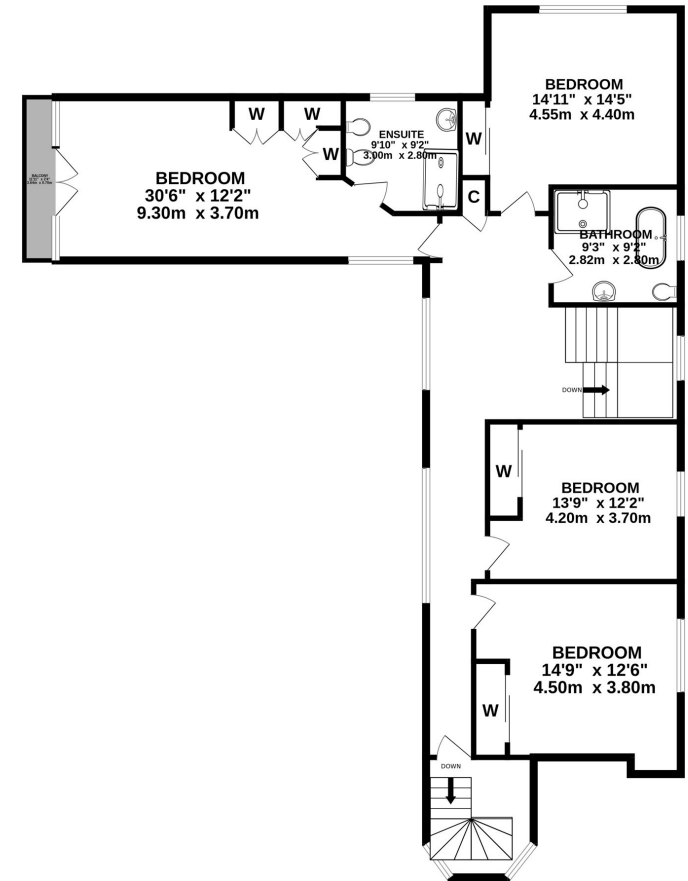
By appointment through Lindsays on 01382 802050 or [Dundeeproperty@lindsays.co.uk](mailto:Dundeeproperty@lindsays.co.uk)



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.  
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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.