



**lindsays**

**2 Belsize Place,  
Broughty Ferry, DD5 1NG**

*"An attractive semi-detached bungalow located in a quiet cul-de-sac in immaculate condition throughout"*

- Vestibule & Hallway
- Lounge
- Breakfasting Kitchen
- Dining Room/Bedroom 4
- 3 Double Bedrooms
- Family Bathroom
- En Suite Shower Room
- Double Glazing
- Gas Central Heating
- Front & Rear Gardens
- Driveway

EPC Rating D

**OFFERS OVER £235,000**





## Description

Located in a quiet cul-de-sac on the edge of Broughty Ferry this attractive semi-detached converted bungalow will make an ideal home for a variety of buyers. This lovely home is in immaculate condition throughout and offers spacious and versatile accommodation over two levels. 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 double oven, dishwasher and fridge freezer in the kitchen.

Entering the accommodation on the ground floor you will find a delightful south facing lounge with bay window and electric fireplace. Opening from the lounge is the large kitchen with breakfast bar and comfortable seating area looking out to the rear garden beside patio doors. A dining room leads from the kitchen and could be used as bedroom four. A spacious double bedroom lies at the front of the bungalow and benefits from ample built in storage and the family bathroom with shower over the bath completes the ground floor. Moving to the upper floor the primary bedroom benefits from fitted wardrobes and an ensuite shower room. There is a further double bedroom with an excellent storage cupboard and access to further eaves storage.

At the front of the bungalow lies a driveway providing off street parking and a pretty garden laid with lawn and flower borders. The main garden lies at the rear and being south facing benefits from sun throughout the day. It has been well maintained and laid with patio and lawn with mature plants and shrubs. The garden shed will also be included in the sale.

We strongly recommend early viewing to fully appreciate the accommodation 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.

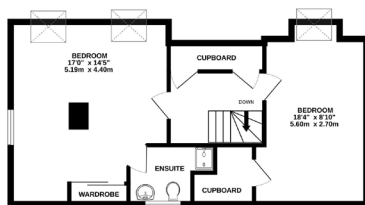
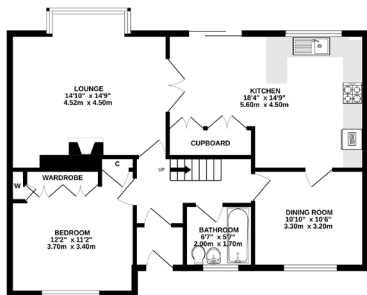
## Viewing

By appointment through Lindsays on 01382 802050



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, floors and any other items are approximate and its responsibility is taken by any owner, contractor 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 12/21

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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.