



**lindsays**

39 Redcastle Crescent,  
Broughty Ferry DD5 3NF

*"Spacious three-bedroom semi-detached villa in a much sought after location"*

- Reception Hall
- Lounge
- Dining Room
- Kitchen
- Three Bedrooms
- Bathroom
- Drive
- Gardens

EPC Rating C

**OFFERS OVER £225,000**



## Description

Lindsays are delighted to bring to the market spacious, extended three-bedroom semi-detached villa set in a much sought after location. Redcastle Crescent is ideally situated for ease of access to many local amenities including shops, cafes, restaurants and highly regarded schooling at both primary and secondary level.

The property is presented in move-in condition and is a great size for the growing family. The accommodation comprises: hall, a bright, spacious lounge with archway leading to the large dining room with doors out to the garden. The kitchen is fitted with a range of units with integrated hob, oven, extractor hood, fridge, freezer and dishwasher. There is also plumbing for a washing machine. The upper landing has a large, shelved storage cupboard which houses the boiler and there is a hatch providing access to the floored attic space. There are three good sized bedrooms and a fully tiled bathroom with thermostatic shower over the bath. Outside the rear garden is laid with lawn, paved patio, borders and a garden shed. The front garden is also laid with lawn and borders. A driveway provides off-street parking for up to three vehicles. Benefits include solid wood flooring in lounge and dining rooms, double glazing, gas central heating and attic space. Included in the sale are the integrated kitchen appliances and garden shed.

There is no doubt the property will appeal to a wide variety of buyers, and we do recommend early viewing to avoid disappointment.

## 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.

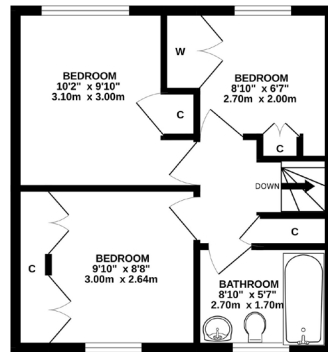
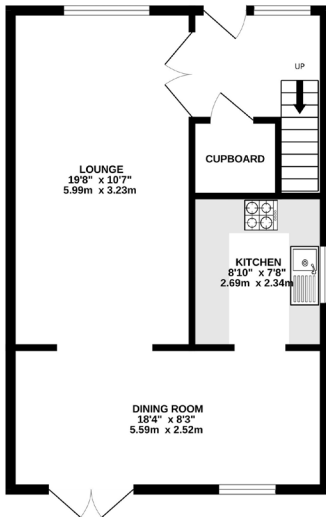
## Viewing

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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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.