



lindsays

Blanerne 6A Reres Road,
Broughty Ferry DD5 2QA

"Deceptively spacious three bedroom villa in a much sought after location"

- Reception Hallway
- Lounge
- Sitting Room
- Kitchen/Dining/Sunroom
- Dining Room/Bedroom 3
- 2 Double Bedrooms
- Ensuite Shower room
- Ensuite Bathroom
- WC
- Double Garage & Drive
- Gardens

EPC Rating C

OFFERS OVER £400,000



Description

This is an excellent opportunity to purchase this deceptively spacious three bedroom villa in a much sought after location. Reres 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 was designed by the current owner and offers the buyer versatile accommodation spread over two floors. There is a reception hallway leading to the bright and spacious lounge with feature fireplace, sitting room and kitchen/dining/sunroom. Bedroom 3 is currently being utilised as the dining room and there is a WC. Upstairs leads to two good sized double bedrooms both with built in wardrobes and their own ensuites. Benefits include double glazing and gas central heating.

Externally there is a monoblock drive with room for multiple vehicles and leads to the double garage with one door being electric. The garden wraps around the property and is designed with ease of maintenance in mind. There are patio areas, stone chippings and a large selection of mature plantings.

Early viewing is highly recommended to fully appreciate the home 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.

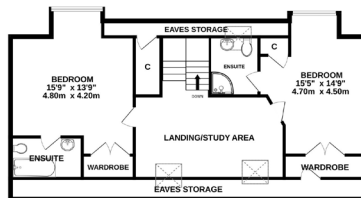
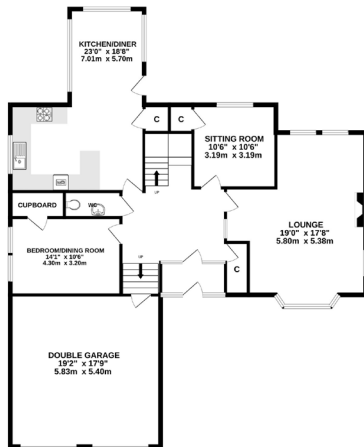
Viewing

By appointment through Lindsays on 01382 802050 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 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 have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix (©2024)

T: 01382 802050 E: dundeeproperty@lindsays.co.uk W: 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.