



lindsays

8D Ellieslea Road
Broughty Ferry, DD5 1JH

"A superb upper floor apartment set within a divided mansion house with lovely south facing garden"





Description

Lindsays are delighted to bring to the market this fabulous upper floor and attic apartment which is set within a magnificent "B" Listed divided villa in the leafy suburbs of Broughty Ferry. This beautiful home offers spacious and versatile accommodation and retains many original period features including a stunning stained glass window on the stairwell, light on the banister and ornate coving and cornice. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the integrated oven, hob, microwave and freestanding fridge freezer in the kitchen.

On arrival at the property you enter through the main door into a long vestibule and a large utility room lies on the ground floor. Moving up the impressive staircase past the superb stained glass window the landing offers ample room to be used as a dining hall. At the front of the building and south facing lies the elegant lounge with glimpses of the Tay and a cosy open fireplace. There is a generous west facing room which can be a formal dining room or double bedroom. There are two further double bedrooms and a single room used as a study on this floor. The modern kitchen is located at the rear of the building with an external staircase leading to the rear. A contemporary family bathroom featuring both a bath and shower and a cloakroom/WC completes the first floor accommodation. A stairwell leads up to a further bedroom on the attic floor which boasts an en suite shower room and fitted storage. The attic space can be accessed from here with a pull down ladder.

Externally at the front of the property lies a charming south facing enclosed garden which is secluded by mature trees and shrubs. At the rear lies a garage and external storeroom pertaining to this property along with parking and a private drying green.

This is a lovely home and idyllic location and we strongly recommend viewing to fully appreciate the property 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

- Entrance Vestibule
- Dining Hall
- Lounge
- Dining Room/Bedroom 5
- Kitchen
- Large Utility Room
- 3 Double Bedrooms
- Study/Single Bedroom
- Family Bathroom
- Cloakroom/WC
- En Suite Shower Room
- Garage & Parking Area
- Drying Green
- Secluded Front Gardens

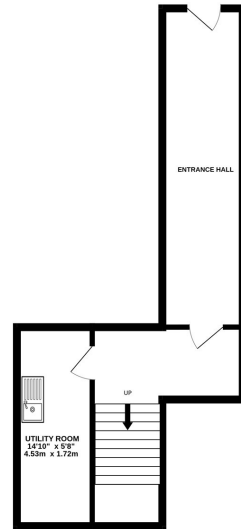
EPC Rating D

OFFERS OVER £350,000

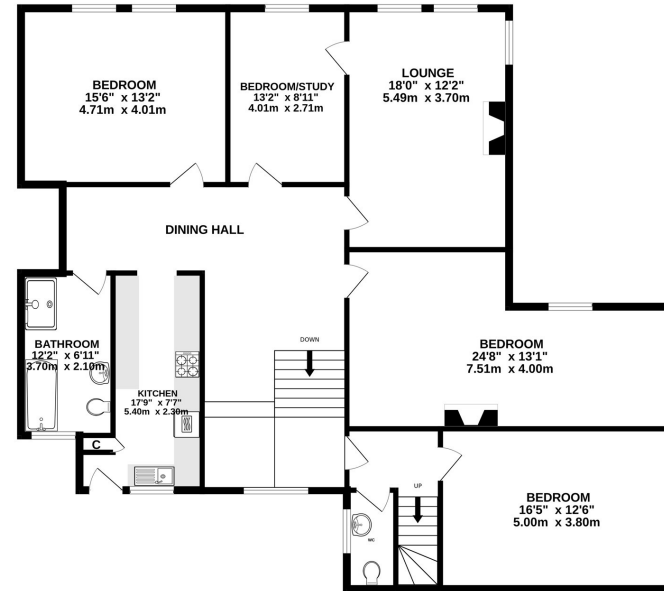




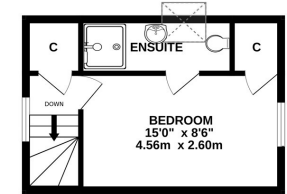
GROUND FLOOR



1ST FLOOR



2ND 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.
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.