



lindsays

Two Aystree, 26 Victoria Road
Broughty Ferry DD5 1BJ



Description

Aystree House is a magnificent, A listed mansion designed by the renowned architect Charles Soutar and built in 1903 in the Arts and Crafts style. The mansion was converted for residential use in around 2012. Victoria Road is ideally situated for ease of access to a number of amenities in central Broughty Ferry and its abundance of restaurants, bars and shops. There are highly regarded schools on both a primary and secondary level.

The property has been beautifully upgraded and maintained by the current owners and offers the buyer a property that is truly in move in condition. A vestibule leads to the stunning fitted kitchen which has integrated Siemen appliances, stain glass window and a cupola which floods the room with light. There are two beautiful, spacious lounges one of which was the old library and has a feature fireplace and ornate roof. The master bedroom has a dressing area and ensuite shower room, there are two further double bedrooms. A fourth room is currently being utilised as a home office but can be used as a fourth bedroom if required. A stunning family bathroom features wooden panels and shares the stain glass window with the kitchen. The second family bathroom is a lovely modern addition and has a separate shower cubicle. There is also a useful utility room. Benefits include double glazing sash windows and underfloor heating throughout the property.

Externally there is a large, enclosed private garden which has been beautifully landscaped by the current owners. Laid mainly in lawn there is an abundance of mature plantings and paved areas. There is a drive with room for two vehicles.

This property can only be fully appreciated by viewing which is highly recommended.

- Vestibule
- Hallway
- Two Lounges
- Fitted Kitchen
- 3 Double Bedrooms
- Home Office/Bedroom 4
- Family Bathroom
- Shower Room
- Ensuite Shower Room
- Utility Room
- Enclosed Private Garden
- Drive

EPC Rating C

OFFERS OVER £525,000



"Immaculately presented ground floor, four-bedroom apartment in a stunning grade A listed building"





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.

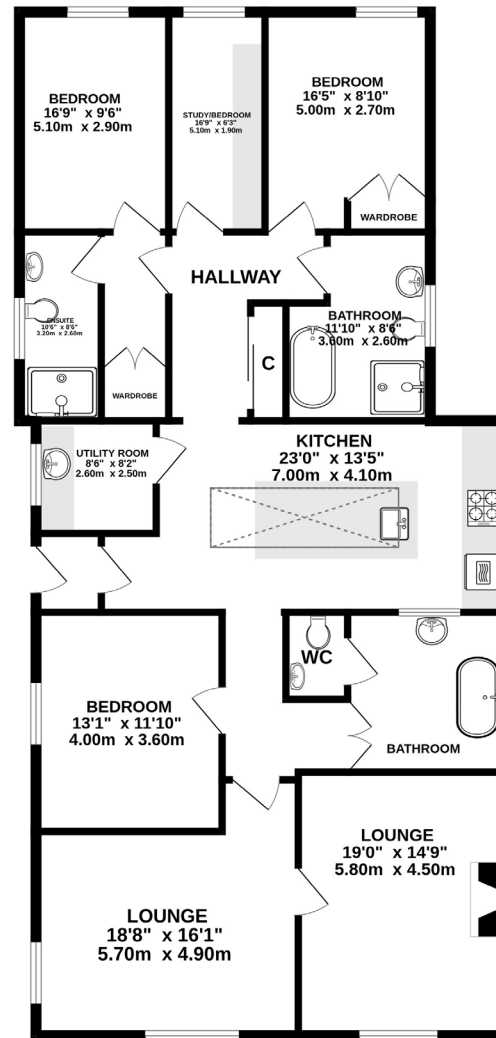
The A90 dual carriageway offers easy access to Aberdeen, Perth, Edinburgh and Glasgow while Dundee Airport offers flights to London City amongst others. Away from the city there are a range of impressive outdoor pursuits. Over the River Tay is St. Andrews, home of golf, whilst the Championship course 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
2239 sq.ft. (208.0 sq.m.) approx.



TOTAL FLOOR AREA : 2239 sq.ft. (208.0 sq.m.) approx.

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 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.