



lindsays

“Royston” Hill Street
Broughty Ferry, DD5 2JN



Description

Entering through the iconic arch on Hill Street and along the delightful tree lined avenue, you will find the fabulous family home "Royston". This beautiful home is in excellent condition throughout and offers both spacious and versatile accommodation over two levels making it an ideal family home for many years to come.

Entering the home on the ground floor you will be immediately drawn to the airy hallway laid with oak flooring and leading to the following ground floor accommodation:- Generous south facing lounge with delightful picture window looking out over the beautiful gardens and trees towards the River Tay. The hub of the home is the cosy kitchen diner with shaker style units, granite worksurfaces and a practical utility room. A formal dining room leads from the kitchen which in turn leads to the bright conservatory making the most of the idyllic outlook. The primary bedroom featuring excellent fitted wardrobes and stylish en suite bathroom with separate shower cubicle also lies on the ground floor along with a further double bedroom currently used as a home office/sitting room and the useful cloakroom/WC.

Moving to the upper floor you will find two further double bedrooms both with fitted wardrobes, a study, shower room and separate WC. This floor also houses a superb upper family room/bedroom five and two large walk in storage areas. The attic space has been floored and is accessed via a ladder. Practical benefits include double glazing and gas central heating and included in the sale are all carpets, floorcoverings and blinds where fitted along with the Rangemaster double oven and integrated dishwasher in the kitchen.

Arriving at the villa you will find ample parking in the driveway leading to an impressive double garage with power and light. The gardens at "Royston" are a true highlight with sweeping treelined lawns, decking area to enjoy the tranquil surroundings, pretty rockery and mature plants and shrubs. They are an ideal space for a family and summer entertaining. Hill Street is one of the most select areas of Broughty Ferry and offers seclusion and privacy whilst being situated in an amazing setting and viewing is highly recommended to fully appreciate the property and location on offer.

- Vestibule & Hallway
- Lounge
- Dining Room
- Conservatory
- Upper Family Room/Bedroom 5
- Kitchen/Diner & Utility Room
- Cloakroom/WC
- Primary Bedroom with
- En Suite Bathroom
- 3 Further Double Bedrooms
- Study
- Shower Room & WC
- Double Garage & Driveway
- Beautiful Wrap Around Gardens
- Double Glazing & Gas Central Heating

EPC Rating C

OFFERS OVER £650,000



"A superb detached family home set within beautiful garden grounds in a highly sought after area of Broughty Ferry"





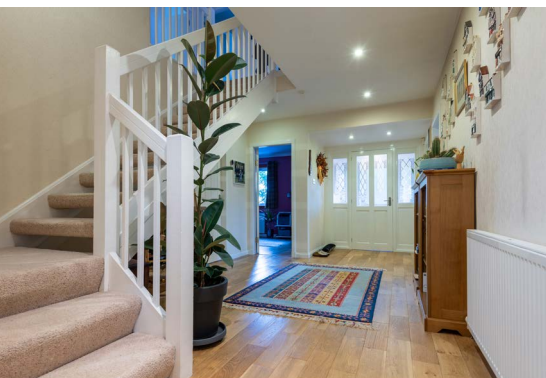
Area

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.

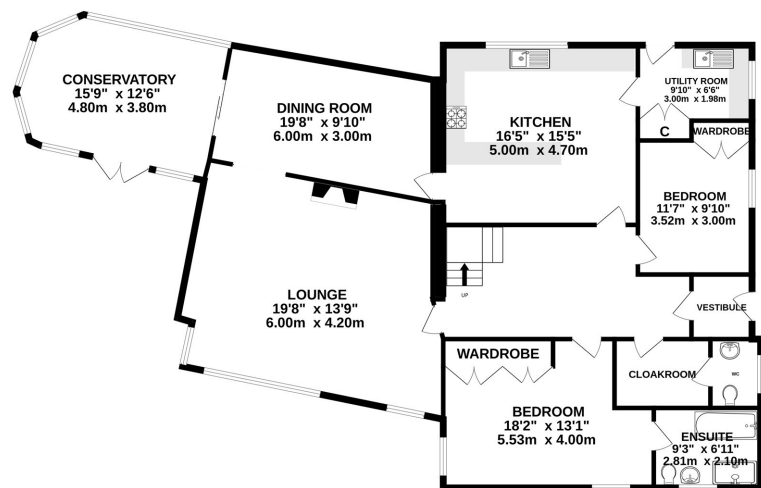
The A90 dual carriageway offers easy access to Aberdeen, Perth, Edinburgh and Glasgow while Dundee Airport offers flights to London City amongst others. Away from the city there are a range of impressive outdoor pursuits. Over the River Tay is St. Andrews, home of golf, whilst the Championship course at Carnoustie is only a few miles up the coast.

Viewing

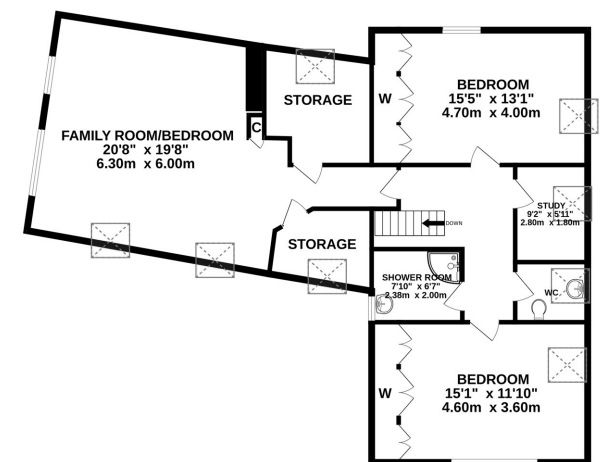
By appointment through Lindsays on 01382 802050



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, 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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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.