



**lindsays**

18 Durriss Loan,  
Broughty Ferry DD5 3BD

*"Well presented four bedroom detached villa in a much sought after location"*

- Hallway
- Lounge
- Sunroom
- Family Room
- Dining Kitchen
- 4 Bedrooms
- Family Bathroom
- Ensuite
- WC
- Off Street Parking
- Gardens

EPC Rating C

**OFFERS OVER £340,000**



## Description

Lindsays are delighted to offer to the market this well presented four bedroom detached villa in a much sought after location. Durriss Loan is ideally situated for ease of access to a number of local amenities including highly regarded schooling at both a primary and secondary level.

The property is presented to the market in move in condition and comprises: hallway, bright and spacious lounge with box bay window and feature fireplace, sunroom and family room which could be utilised as a fifth bedroom with WC. There is also a lovely dining kitchen. Upstairs the master bedroom has built in wardrobes and ensuite shower room. There are three further good sized bedrooms all with built in storage. The family bathroom is modern and has a separate shower cubicle. Benefits include double glazing, gas central heating and attic space.

Externally there is a large monoblock drive to the front with room for multiple vehicles. The rear garden is fully enclosed and is designed with ease of maintenance in mind. There is a large timber gazebo, composite shed and two timber sheds which will be included in the sale.

This property will appeal to a number of buyers and early viewing is highly recommended.

## 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.

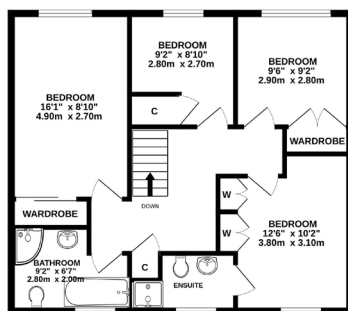
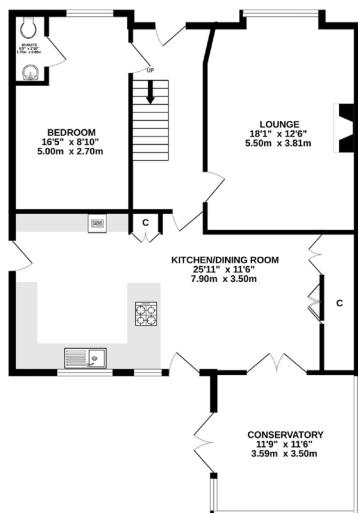
## Viewing

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 errors, omissions or mis-statements. 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.