



**lindsays**

Edwinton, 94 Strathern Road  
Broughty Ferry, DD5 1JS





## Description

Lindsays are delighted to offer to the market this beautifully presented semi-detached villa in the highly sought-after Strathern Road area of West Ferry. This well appointed stone-built Victorian home is nestled in a private, beautifully screened and walled garden. The property is well located for access to a wide range of local schools and public transport links, and is within easy walking distance of local shops, cafes and restaurants.

This stunning home offers both spacious and versatile accommodation over three levels and seamlessly blends modern day family living with period features including ornate coving and cornice, stunning stained glass window in the vestibule and high ceilings. Practical benefits include double glazing, gas central heating and a security alarm. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the integrated double oven, hob, dishwasher, fridge and freezer in the kitchen.

On entering the villa through the period style porch you will be immediately taken with the magnificent stained glass window. On the ground floor you will find an elegant lounge featuring a multi-fuel stove and bay window with doors leading to the south facing garden. The formal dining room is also south facing and flooded with natural light. There is a cosy home office with multi-fuel stove and at the rear lies the contemporary dining kitchen featuring a large breakfast bar and grey gloss cabinets. A spacious utility room and cloakroom/WC complete the ground floor. Moving to the first floor you will be impressed with the magnificent window on the stairwell. On the first floor you will find four double bedrooms and the period style bathroom with freestanding bath and separate WC. There are two further rooms in the attic which the purchaser could adapt to suit their own needs.

Externally the property is accessed along a drive from Strathern Road which leads to two garages benefitting from power and light. The main garden lies at the front of the property and being south facing benefits from sun throughout the day. It is laid with an attractive patio, lawn and mature plants and shrubs.

This fabulous home and surroundings can only be fully appreciated by viewing which is highly recommended.

- Entrance Vestibule
- Hallway
- Lounge
- Dining Room
- Dining Kitchen
- Family Room/Home Office
- Large Utility & Cloakroom/WC
- 4 Double Bedrooms
- 2 Attic Rooms
- Family Bathroom
- Double Glazing
- Gas Central Heating
- 2 Garages & Driveway
- Beautiful Gardens

EPC Rating E

**OFFERS OVER £525,000**

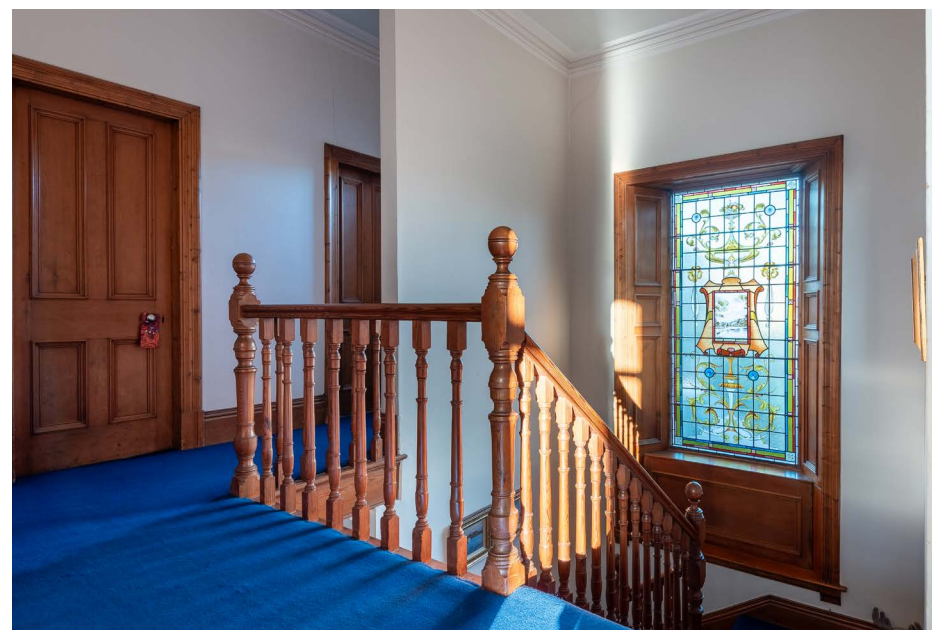




*"A handsome semi-detached period villa in a highly sought after area"*







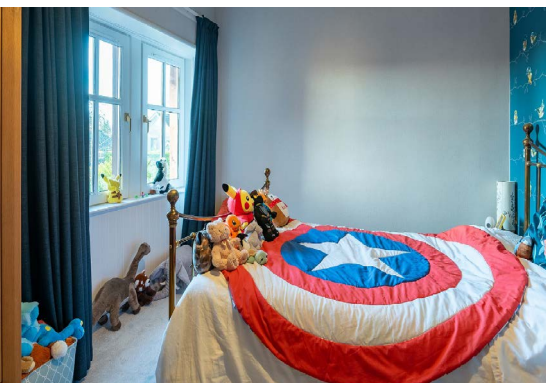
## Area

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.

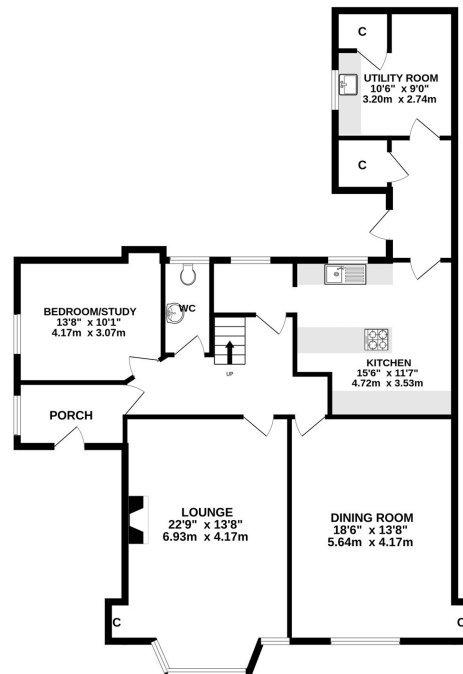
The A90 dual carriageway offers easy access to Aberdeen, Perth, Edinburgh and Glasgow while Dundee Airport offers flights to London City amongst others. Away from the city there are a range of impressive outdoor pursuits. Over the River Tay is St. Andrews, home of golf, whilst the Championship course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

## Viewing

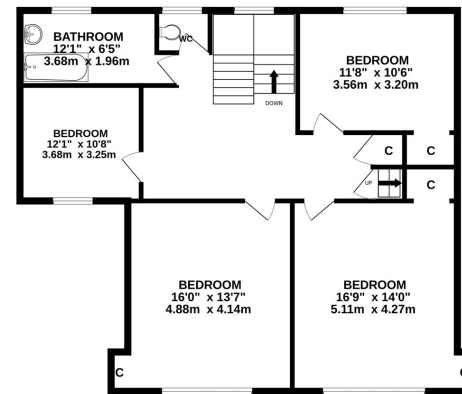
By appointment through Lindsays on 01382 802050, [dundeeproperty@lindsays.co.uk](mailto:dundeeproperty@lindsays.co.uk) or contact owner directly on 07772 341941



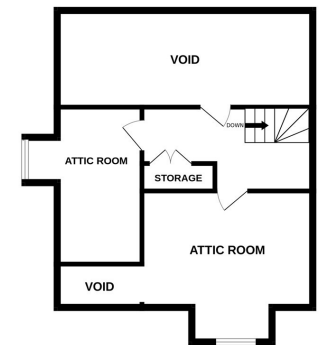
GROUND FLOOR



1ST FLOOR

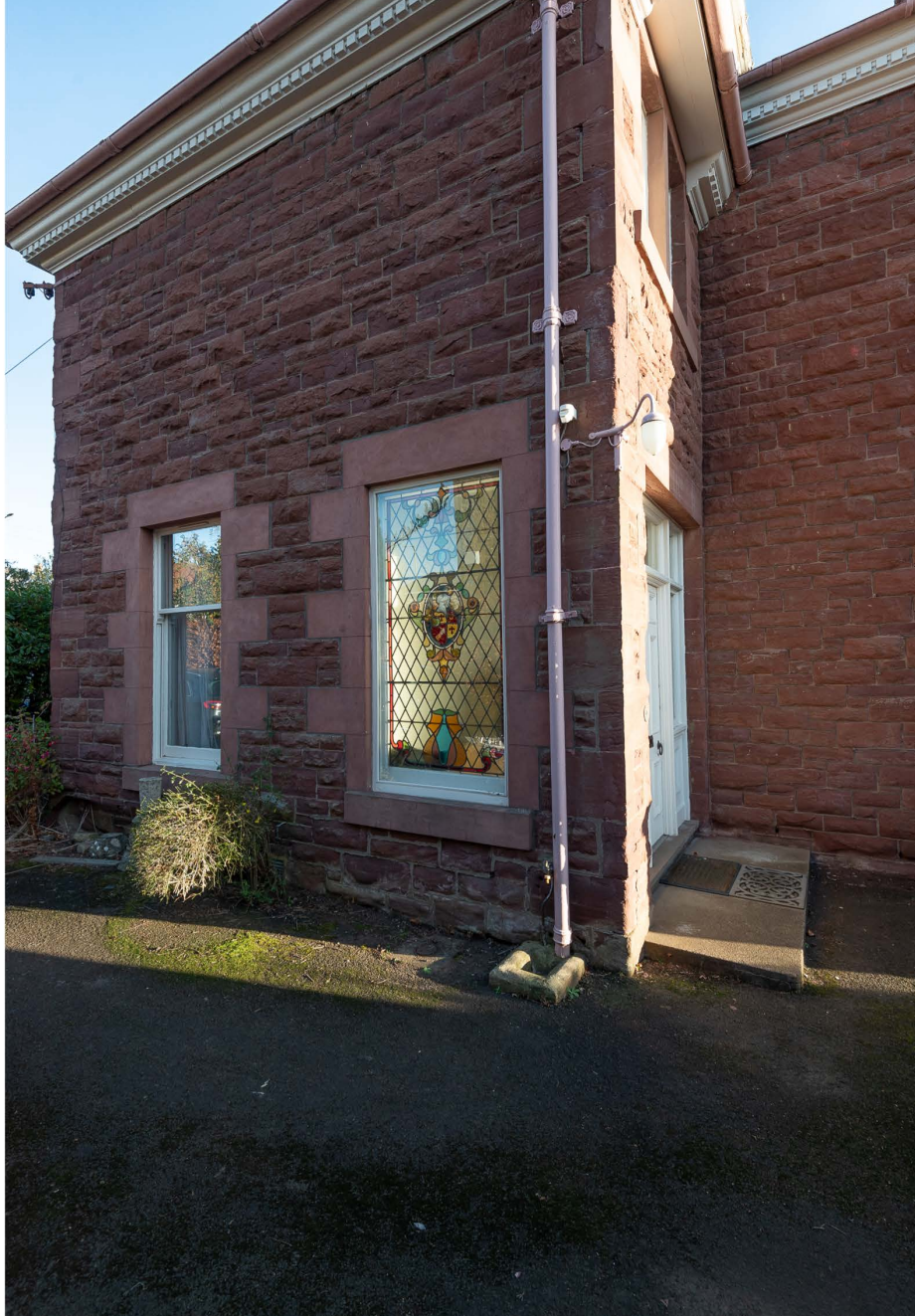


2ND FLOOR



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.  
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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.