



lindsays

17 Abertay Street
Broughty Ferry, DD5 2Q

"An extended 3 bedroom semi-detached villa in the popular area of Barnhill close to all amenities"

- Hallway
- Lounge/Dining Room
- Kitchen
- Family Room/Home Office
- Bathroom
- 3 Double Bedrooms
- Shower Room
- Double Glazing
- Gas Central Heating
- Driveway
- Gardens

EPC Rating C

OFFERS OVER £230,000



Description

Located in the very popular area of Barnhill this extended family home will meet the requirements of a variety of buyers with its flexible accommodation and superb west facing rear garden. The property is in move in condition and practical benefits include double glazing and gas central heating. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the integrated oven, hob, dishwasher, washing machine and microwave in the kitchen and wardrobes in the bedroom.

The accommodation on the ground floor comprises a generous lounge/dining room with kitchen at the rear. The garage has been converted into a family room/home office and behind this lies a family bathroom with shower over the bath. Moving to the upper floor you will find a spacious primary bedroom benefitting from a wall of fitted wardrobes. There are two further double bedrooms both with fitted storage and a shower room.

The attic has been partially floored and benefits from light and a ladder access.

Externally at the front of the property lies off street parking for two vehicles. The main garden lies at the rear and being west facing benefits from sun throughout the afternoon and evening. It is laid mainly to lawn with mature plants and shrubs. The sizeable garden shed will also remain.

This is an excellent home for a young family in a great area and 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.

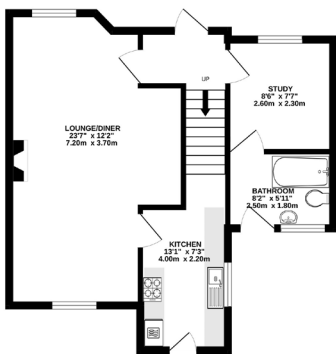
The A90 dual carriageway offers easy access to Aberdeen, Perth, Edinburgh and Glasgow while Dundee Airport offers flights to London City amongst others. Away from the city there are a range of impressive outdoor pursuits. Over the River Tay is St. Andrews, home of golf, whilst the Championship course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

Viewing

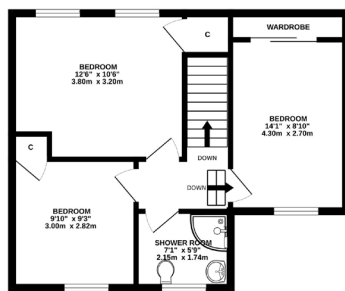
By appointment through Lindsays on 01382 802050



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of floors, windows, doors 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 operation or efficiency can be given.
Made with Metropix 10/2015

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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.