



lindsays

5B Hill Street
Broughty Ferry, DD5 2JP

"An impressive upper maisonette set within a sought-after area, boasting stunning views"

- Entrance Hall
- Lounge
- Kitchen/Breakfast Room
- Four Bedrooms
- Family Bathroom
- New Double Glazing
- Gas Central Heating
- Private Gardens

EPC Rating D

OFFERS OVER £300,000



Description

Lindsays are delighted to offer to the market this upper maisonette apartment situated on an elevated position enjoying breathtaking views over the River Tay and beyond, whilst being just a few minutes' walk from central Broughty Ferry. This lovely home boasts original period features including beautiful cornice and coving and feature fireplace in the lounge.

The accommodation comprises a carpeted staircase leading to the 1st floor with impressive lounge with windows to the front and side enjoying the stunning views over the river and with space for a dining table. The kitchen has integrated hob, oven, extractor hood and dishwasher. There is plumbing for a washing machine and space for a fridge-freezer and table and chairs. A door opens out to the rear garden from here. Two of the four bedrooms are located on this lower floor, one of which has front facing window and views. The family bathroom is fitted with a white suite and new electric shower. The upper floor hosts the two further bedrooms, both of which are a great size, ideal for children to share. Outside there are private gardens to the rear, with the upper terraced area having faux grass, providing the perfect place to relax, enjoy the view and perhaps entertain alfresco. The lower area is laid with lawn. Benefits include newly installed double glazing and gas central heating. Included in the sale are the fitted floorcoverings, blinds, where fitted and the integrated kitchen appliances as detailed.

This lovely apartment and position can only be fully appreciated by viewing which 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.

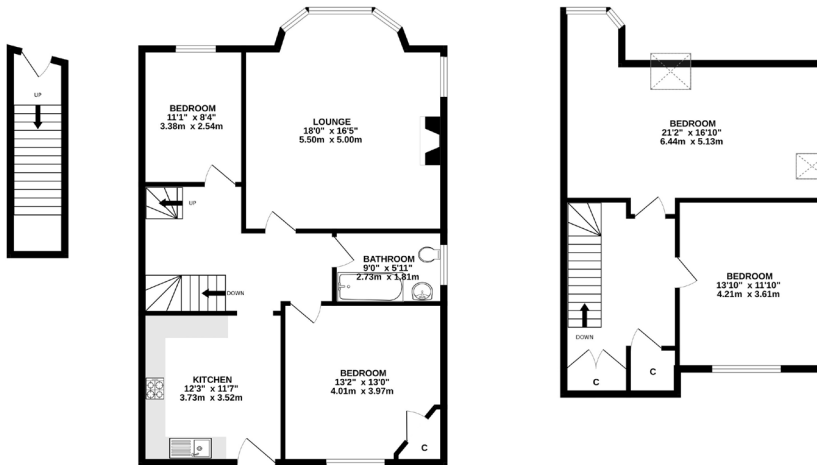
Viewing

By appointment through Lindsays on 01382 802050 or dundeeproperty@lindsays.co.uk



1ST FLOOR

2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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 fixtures, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropop (©2020)

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.