



lindsays

7 Bayfield Gardens,
Broughty Ferry, DD5 1AX

"A converted detached four bedroom bungalow located in the heart of vibrant Broughty Ferry"

- Hallway
- Lounge
- Kitchen/Dining
- Utility Hall & Cloakroom/WC
- Principle Bedroom with En Suite Shower Room
- 3 Further Double Bedrooms
- Family Bathroom
- Shower Room
- Double Glazing
- Gas Central Heating
- Front & Rear Gardens
- Large Garage and Driveway

EPC Rating D

OFFERS OVER £395,000



Description

Lindsays are delighted to offer to the market this beautifully maintained and presented detached converted bungalow, which is tucked away at the end of a cul-de-sac in a highly sought after location, just a few minutes walk from the shorefront and all local amenities in central Broughty Ferry. This impressive home is in pristine condition throughout and offers spacious and versatile accommodation over two levels with practical benefits which 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 and fridge freezer in the kitchen.

On entering the accommodation through the main front door on the ground floor you will find a delightful bright south facing lounge featuring a bay window at the front and French doors leading to the rear garden. The contemporary ivory shaker style kitchen/diner is flooded with natural light from dual aspect windows and offers ample floor and wall units and room for a table and chairs. Leading from the kitchen lies a side hall with front and back doors, utility space and cloakroom/WC. The stylish principle bedroom boasts a fitted wardrobe and an en-suite shower room. A further double bedroom and family bathroom completes the ground floor accommodation.

Moving to the upper floor you will find two good sized bedrooms and a contemporary shower room.

Externally at the front of the bungalow lies a large mono-bloc driveway providing off street parking for multiple vehicles and a very large garage benefitting from light. The rear garden is secluded by a wall and laid mainly with lawn and features an outhouse.

This rarely available type of property in a prime location is likely to be very popular and early viewing is recommended.

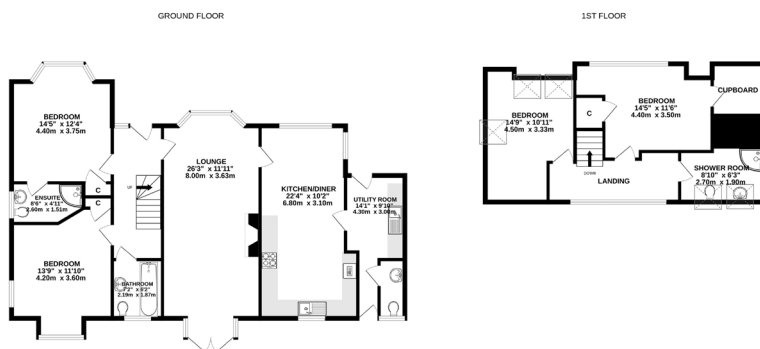
Area

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 (Grove Academy), 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 Client on 07368315090 or Lindsays on 01382 802050



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not shown tested and not guaranteed as to their operability or efficiency can be given.



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.