



lindsays

77 Camphill Road,
Brought Ferry DD5 2LY



Description

Lindsays are delighted to offer to the market this substantial five bedroom detached villa in a much sought after location. Camphill Road is ideally situated for ease of access to a number of amenities including highly regarded schooling on both a primary and secondary level.

The property offers generous accommodation spread over two floors and comprises: sunny vestibule and reception hallway. This leads to a lovely light filled lounge, bright and spacious dining kitchen which is open to the sunroom and has French doors leading to the garden. There is a family room which could be utilised as a bedroom if required, utility room and WC. Upstairs the principle bedroom has an ensuite shower room and walk in wardrobe while the guest bedroom has an ensuite bathroom. There are three further bedrooms and family bathroom with separate shower cubicle. Benefits include double glazing, gas central heating and ample storage throughout.

Externally there is a long drive with room for multiple vehicles leading to the double garage with electric door, power and light. The property is set within extensive, well maintained wrap around gardens which are laid mainly in lawn with a large selection of mature plants, shrubs and trees.

This property can only be fully appreciated by viewing, which is highly recommended.

- Vestibule
- Hallway
- Lounge
- Dining Kitchen
- Sunroom
- Family Room
- Principle Bedroom with Ensuite
- Guest Bedroom with
- Ensuite
- Three Further Bedrooms
- Family Bathroom
- Utility Room & WC
- Study
- Double Garage
- Off Street Parking
- Gardens

EPC Rating C

OFFERS OVER £685,000



"Substantial five bedroom detached villa in a much sought after location"





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.

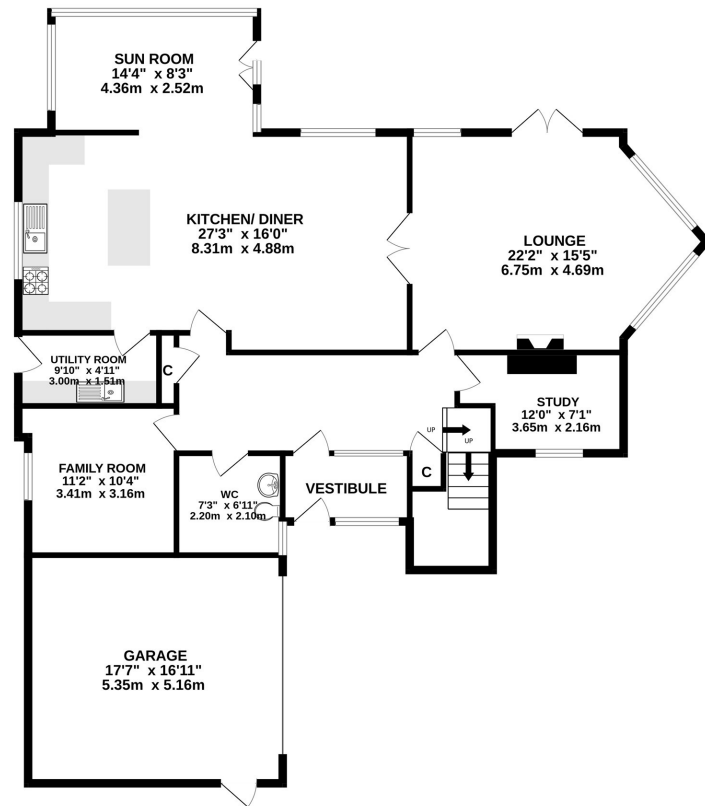
The A90 dual carriageway offers easy access to Aberdeen, Perth, Edinburgh and Glasgow while Dundee Airport offers flights to London City amongst others. Away from the city there are a range of impressive outdoor pursuits. Over the River Tay is St. Andrews, home of golf, whilst the Championship course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

Viewing

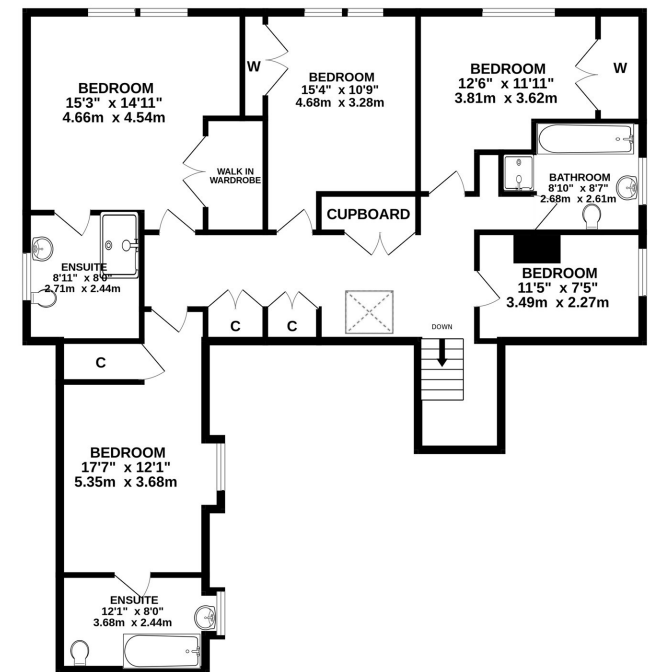
By appointment through Lindsays on 01382 802050 or Dundeeproperty@lindsays.co.uk



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 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.