



lindsays

21 Bannoch Rise,
Broughty Ferry DD5 3US

"Immaculately presented four bedroom detached villa in a much sought after location"

- Hallway
- Lounge
- Kitchen/Dining/Family Room
- Principle Bedroom with ensuite.
- Three Further Double Bedrooms
- Family Bathroom
- WC & Utility
- Drive
- Gardens

EPC Rating D

OFFERS OVER £320,000



Description

Lindsays are delighted to offer to the market this immaculately presented four bedroom detached villa in a much sought after location. Bannoch Rise is ideally situated for ease of access to a number of local amenities. This includes highly regarded schooling for both primary and secondary level and is in the catchment for Barnhill Primary and Grove academy.

The property is offered to the market in move in condition and comprises: hallway which leads to a bright and spacious lounge with box bay window and recently installed wood burning stove. There is an understairs WC and a lovely open plan kitchen/dining/family room with bay window which has integrated appliances including a boiling water tap. Upstairs the principle bedroom has built-in wardrobes and an ensuite shower room. There is a family bathroom and three further double bedrooms one of which is currently being utilised as a home office. An internal door has been added to allow access to the garage which has a useful utility room to the rear leaving the front as an ideal space for storage.

Benefits include double glazing, gas central heating and floored attic space. There is also Hive smart home system which can control the heating and lighting. All carpets, curtains, blinds, lightshades and fittings, the white goods in the utility room and the desks and storage in bedroom 4 will be included in the sale.

Externally there is a small garden to the front and off-street parking for two vehicles. The rear garden is fully enclosed and laid with a combination of lawn and patio areas and has a shed with power and light, separate bike shed and a log store.

Early viewing is highly recommended to fully appreciate the property on offer.

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.

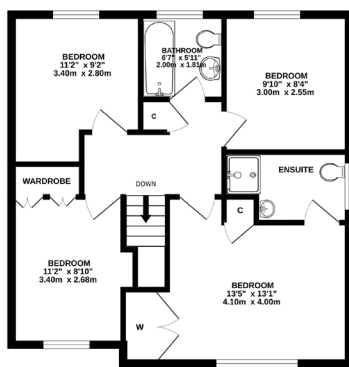
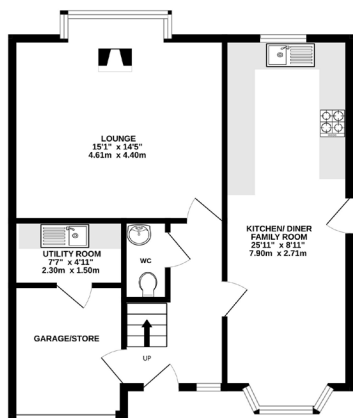
Viewing

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.
Made with Merge® (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.