



lindsays

3 Hamilton Terrace
Broughty Ferry DD5 2PR

"Well presented two bedroom, semi detached villa in a sought after residential area"

- Hallway
- Lounge/Diner
- Fitted Kitchen
- Two Double Bedrooms
- Family Bathroom
- Garden Room
- Drive
- Gardens

EPC Rating D

OFFERS OVER £205,000



Description

Lindsays are delighted to offer to the market this well presented two bedroom, semi-detached villa in a sought after residential area. Hamilton Terrace is ideally situated for ease of access to a number of local amenities including shops, schools and close to a regular commuter bus route.

The accommodation comprises: hallway, bright and spacious lounge/diner, fitted kitchen, two good sized double bedrooms one of which has built in wardrobes, and family bathroom with recently fitted waterfall shower over the bath. Benefits include double glazing, gas central heating and attic space.

Externally there is a garden to the front and a drive with room for multiple vehicles. The rear garden is fully enclosed with a combination of lawn, patio and decking. There is a detached garden room with power and light which is currently being utilised as a home gym.

This property will appeal to a number of buyers and early 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.

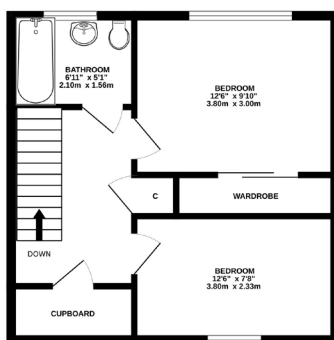
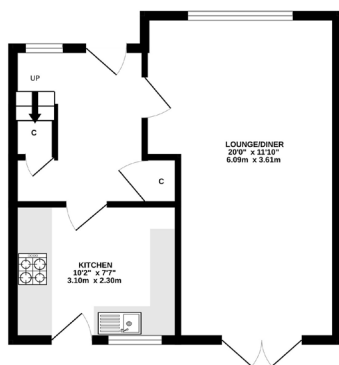
Viewing

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



GROUND FLOOR

1ST FLOOR



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 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.