



lindsays

107 Dundee Road
Broughty Ferry, DD5 1HZ

"A charming stone built semi-detached villa boasting river views in central Broughty Ferry"

- Vestibule & Hallway
- Lounge
- Dining Kitchen
- Sun Porch
- 2 Double Bedrooms
- Home Office
- Cloakroom/WC
- En Suite Shower Room
- Family Bathroom
- Front & Rear Gardens

EPC Rating D

OFFERS OVER £245,000



Description

Lindsays are delighted to offer to the market this lovely semi-detached stone built villa which is ideally located just a few minutes walk from central Broughty Ferry and the River Tay. This attractive home sits on an elevated position back from the road and offers beautiful views over the Tay estuary. The property has been maintained in good condition throughout however may require a degree of updating to suit a buyers requirements. Practical benefits include double glazing and gas central heating and included in the sale are all carpets, floorcoverings and blinds where fitted along with the integrated washing machine, fridge, freezer and freestanding cooker (The grill on the cooker is not working).

A delightful stone pathway leads up to the villa and on entering you will find the following accommodation on the ground floor: Elegant lounge, featuring bay window, ornate coving, gas fireplace and stunning views. Dining Kitchen with ample floor and wall units, room for a table and chairs and doors opening to the rear sun porch. There is a double bedroom which benefits from an en suite shower room, cloakroom/WC and large understair cupboard which hosts the tumble dryer.

Moving to the upper floor you will find a generous primary bedroom with fitted wardrobes and fabulous views, family bathroom which offers both a bath and a shower cubicle and a small home office.

Externally the pretty front garden is laid mainly with lawn and flower borders. A seating space under the window is an ideal spot to enjoy a morning coffee and look out at the view. The rear garden is also laid with lawn and boasts a raised patio area. Ample parking can be found close by.

This lovely home will suit a wide variety of buyers and due to its ideal location 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.

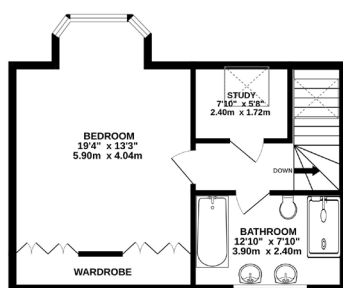
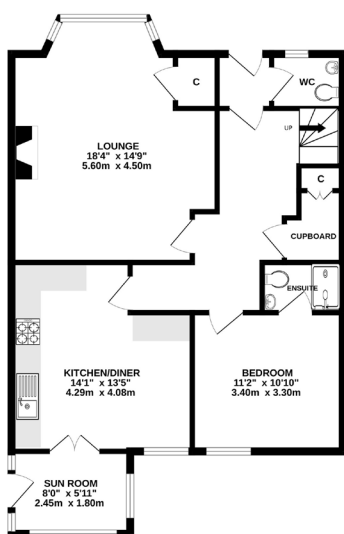
Viewing

By appointment through Lindsays on 01382 802050



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. Made with letroplan 10025

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.