



lindsays

2 Glenfeshie Street,
Broughty Ferry DD5 3XE



Description

This is a rare opportunity to acquire an exceptionally spacious six-bedroom detached villa in the sought after Clearwater Park development. Glenfeshie Street 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 area for Forthill Primary School and Grove Academy.

The accommodation is laid out over three levels with the ground floor comprising: a wide and welcoming reception hallway with wc/cloakroom and staircase to the first floor, three public rooms, open plan kitchen/dining/family room perfect for modern family living, with integrated hob, double oven, extractor hood and dishwasher, breakfast bar and space for an American fridge-freezer. Up on the first floor the principal bedroom has a dressing room and an ensuite bathroom. There are three further double bedrooms, all with fitted wardrobes, one with en-suite shower room and the other two share a 'Jack & Jill' en-suite shower room. Up on the second floor there are two further double bedrooms and a shower room. Outside the front garden is laid with lawn and planted with shrubs and trees. The fully enclosed rear garden has lawn and borders and privacy gates with driveway leading to the double garage.

The property is beautifully finished to a high standard throughout with natural wood flooring, oak facings and doors. Benefits include double glazing, gas central heating. Included in the sale are the fitted floor coverings, window blinds (where fitted) and integrated kitchen appliances as detailed.

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

- Reception Hall
- Three Public Rooms
- Kitchen/Dining/Family Room
- Principal Bedroom with Dressing Room & E/S.
- Five Double Bedrooms (2 with E/S)
- Shower Room
- WC/Cloakroom & Utility
- Double Garage
- Gardens

EPC Rating B

OFFERS OVER £600,000



"Exceptionally spacious six-bedroom detached family villa in a much sought after development."





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.

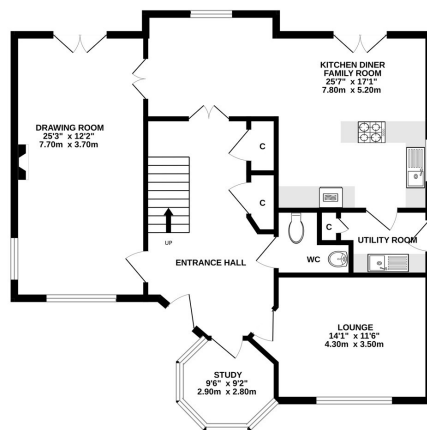
The A90 dual carriageway offers easy access to Aberdeen, Perth, Edinburgh and Glasgow while Dundee Airport offers flights to London City amongst others. Away from the city there are a range of impressive outdoor pursuits. Over the River Tay is St. Andrews, home of golf, whilst the Championship course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

Viewing

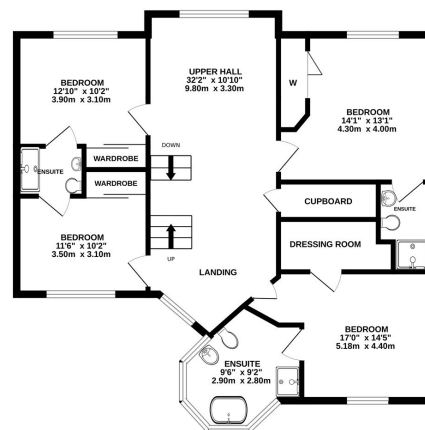
By appointment through Lindsays on 01382 802050 or dundeeproperty@lindsays.co.uk



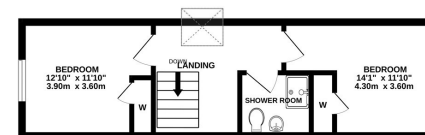
GROUND FLOOR



1ST FLOOR



2ND 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.