



lindsays

83 Camphill Road,
Broughty Ferry DD5 2NE

"Well presented four bedroom semi-detached villa in a much sought after location"

- Hallway
- Lounge
- Dining Kitchen
- Four Double Bedrooms
- Family Bathroom
- Shower Room
- Double Garage
- South Facing Gardens

EPC Rating E

OFFERS OVER £350,000



Description

Lindsays are delighted to offer to the market this well presented four bedroom, semi detached villa in a much sought after location. Camphill Road is ideally situated for ease of access to a number of local amenities including highly regraded schooling on both a primary and secondary level.

The accommodation offers versatile accommodation spread over two levels and comprises: hallway, bright and spacious lounge with bay window and feature fireplace, large dining kitchen with integrated appliances, double bedroom which is currently utilised as a home office, and recently fitted shower room. Upstairs there are three good sized double bedrooms, two of which have built in wardrobes, and family bathroom. Benefits include double glazing, gas central heating and ample storage in the hallway. Included in the sale will be all floor and window coverings along with light fittings. The American fridge/freezer will also be included in the sale (no guarantees given).

Externally the property sits within a large south facing garden which is fully enclosed. It is laid mainly in lawn with patio areas and a selection of mature plantings. There is also a double garage which has power and light.

This property can only be appreciated by viewing, which 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.

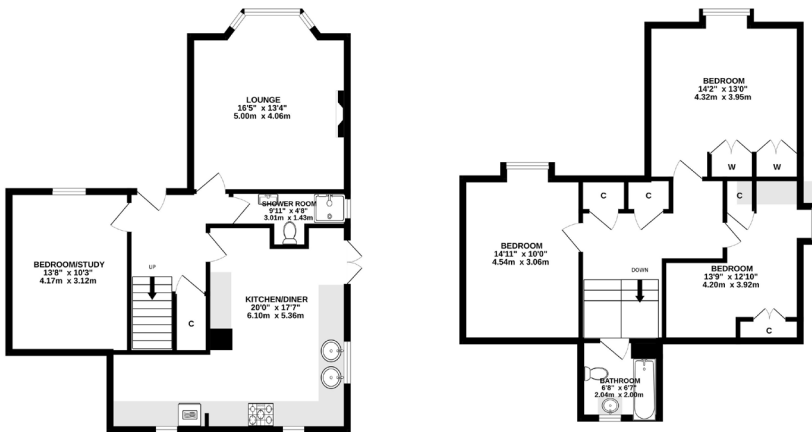
Viewing

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 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: [Floorplan.com](http://www.floorplan.com) ©2025

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.