



lindsays

The Coach House,
5 Reres Road, Broughty Ferry DD5 2QA



- Vestibule/Hallway
- Lounge/Diner
- Breakfasting Kitchen
- Dining Room/Bedroom 5
- Four Double Bedrooms
- Family Bathroom & Ensuite
- WC with utility store
- Gardens
- Off Street Parking

EPC Rating C

OFFERS OVER £450,000

Description

This is an excellent opportunity to purchase this extremely spacious converted coach house in a much sought after location. Reres Road is ideally situated for ease of access to a number of amenities including highly regarded primary and secondary level. Due to its elevated position the property enjoys lovely views towards the River Tay.

The property is a grade B listed building and offers extremely spacious and versatile accommodation over two floors. The bright and spacious lounge/diner has patio doors leading to the garden and a large breakfasting kitchen with under floor heating. There is a dining room which could be used as a fifth bedroom and a lovely office space/study. The WC has a useful utility store and there is a large store.

Upstairs the Principal bedroom has a dressing room which leads through to an ensuite bathroom. There are three further double bedrooms two of which have built in wardrobes and family bathroom. Benefits include double glazing, gas central heating and a number of lovely original features. Included in the sale will be all floor and window coverings along with light fittings. White goods will also be included although no guarantees given.

Externally there is a beautifully maintained, enclosed garden to the rear which is a combination of lawn, decking and patio area. There is an additional raised garden to the side of the building which makes the most of the beautiful views towards the River Tay. The stone built outbuilding is fully lined and could be utilised as a workshop. While the monoblock drive offers off street parking for three vehicles.

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



"Extremely spacious, converted coach house in a much sought after location"





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.

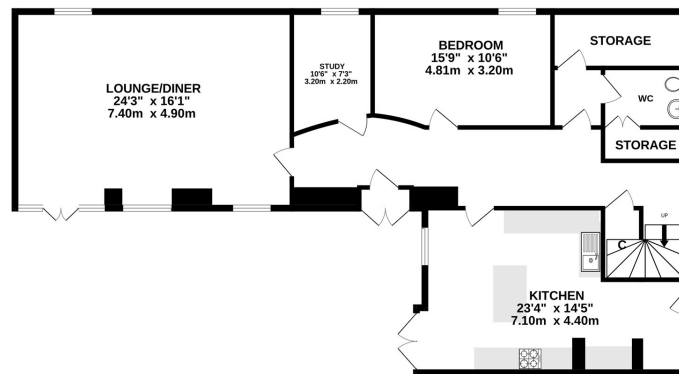
The A90 dual carriageway offers easy access to Aberdeen, Perth, Edinburgh and Glasgow while Dundee Airport offers flights to London City amongst others. Away from the city there are a range of impressive outdoor pursuits. Over the River Tay is St. Andrews, home of golf, whilst the Championship course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

Viewing

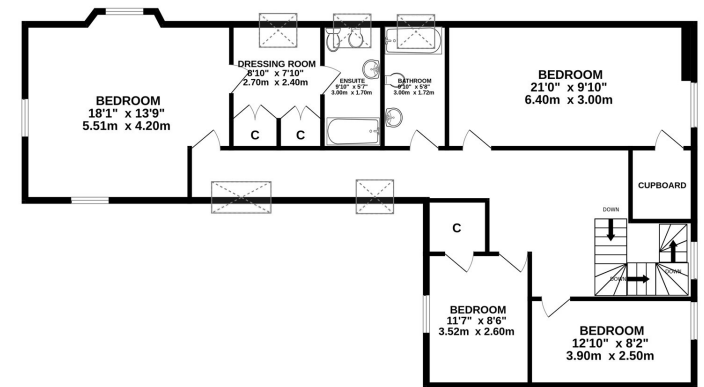
By appointment through Lindsays on 01382 802050 or Dundeeproperty@lindsays.co.uk



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.
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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.