



**lindsays**

26 Lochalsh Street,  
Broughty Ferry DD5 3HY

*"Lovely, detached family home in a much sought after location"*

- Hallway
- Kitchen
- Lounge
- Dining Room
- Three Double Bedrooms
- Family Bathroom
- Shower Room
- Driveway & Garage
- Gardens

EPC Rating D

**OFFERS OVER - £275,000**





## Description

Lindsays are delighted to offer to the market this lovely three bedroom detached family home in a much sought after location. Lochalsh Street is ideally situated for ease of access to a number of local amenities including highly regarded schooling at both a primary and secondary level. The property benefits from gas central heating and newly installed double glazing throughout. Included in the sale are all floor coverings, light fittings and blinds where fitted along with the integrated appliances in the kitchen. Other furnishings and appliances may be available via separate negotiation.

The property is in move in condition and offers versatile accommodation over two levels with the ground floor comprising: Hallway with useful storage, modern fitted kitchen with ample counter, cupboard and dining space, bright and spacious lounge looking out over the garden. A good size dining room that could be utilised as a fourth bedroom, a double bedroom and a family bathroom with shower over the bath. Upstairs there is the two generously sized double bedrooms both with excellent storage and one boasting lovely views and finishing off the property is the shower room & wc.

Externally, to the front of the property is the driveway that leads to the single garage, there is a well maintained lawn garden area along with a shed that is included in the sale. The main garden is to the rear of the property. This is a well maintained fully enclosed area mainly laid in lawn with mature plants, shrubs and trees,

Early viewing is highly recommended to fully appreciate this lovely family home.

Additional photographs of the property are available on Lindsays website or the TSPC website.

## 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.

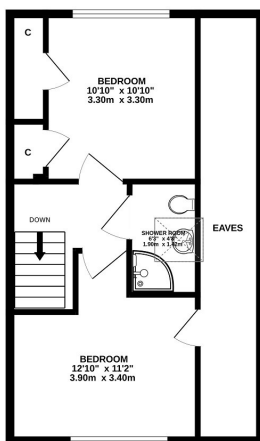
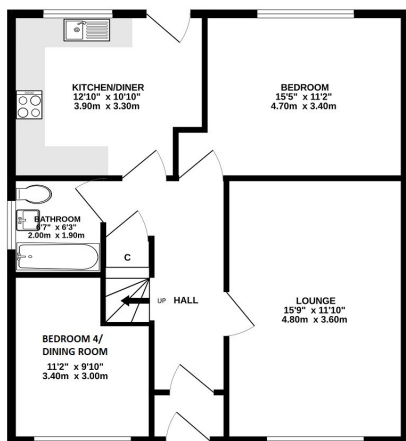
## Viewing

By appointment through Lindsays on 01382 802050 or [dundeeproperty@lindsays.co.uk](mailto: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.

T: 01382 802050 E: [dundeeproperty@lindsays.co.uk](mailto:dundeeproperty@lindsays.co.uk) W: [property.lindsays.co.uk](http://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.