



**lindsays**

23 Ben Attow Terrace,  
Broughty Ferry DD5 3FT

*"Immaculately presented four bedroom detached villa in a much sought after location"*

- Vestibule
- Reception hallway
- Lounge
- Kitchen/Dining/Family Room
- Four Double Bedrooms
- Two Ensuite Shower Rooms
- Utility Room & WC
- Family Bathroom
- Study Area
- Garage & Drive
- Garden

EPC Rating B

**OFFERS OVER £460,000**





## Description

Lindsays are delighted to offer to the market this immaculately presented, four bedroom detached villa in a much sought after location. Balgillo Heights is a luxury development in the northern edge of Broughty Ferry, ideally located to benefit from the surrounding countryside yet close to all the numerous amenities that Broughty Ferry has to offer.

The accommodation comprises; vestibule and spacious hallway which leads to a bright and well-appointed formal lounge featuring a beautiful bay window. To the rear of the Lyon lies the stylish, open plan kitchen, dining and family room. Also, on the ground floor are the useful utility room and cloakroom/WC which benefits from a large and flexible storage cupboard.

Heading up the winding staircase you will find a generous study/home working area within the galleried landing. Ideal for those working from home. The four generous bedrooms each contain built in wardrobes, with the impressive principal bedroom boasting a walk in wardrobe and luxury en-suite with rainfall shower. The guest bedroom also boasts an en suite, whilst the stylish family bathroom benefits from both a bath and shower. Overall 'The Lyon' is a superb home, offering an abundance of space and versatility which is perfect for the modern family.

Externally there is garden to the front and a monoblock drive leading to the integral garage. The private rear garden is fully enclosed and laid mainly in lawn with a patio area. There is a large timber cabin which will be included in the sale. This has the potential to be adapted to meet the buyers needs.

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

## 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.

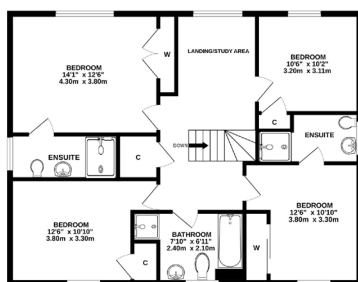
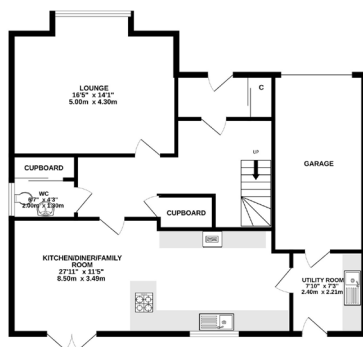
## Viewing

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 herein, 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 is given as to their condition or efficiency on the ground. Made with Metaphor 10/2015



**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.