



**lindsays**

15 Kintail Place,  
Broughty Ferry DD5 3TA

*"Well presented two bedroom semi detached bungalow in a much sought after location"*

- Hallway
- Lounge
- Breakfasting Kitchen
- Two Double Bedrooms
- Shower Room
- Gardens
- Designated Parking

EPC Rating C

**OFFERS OVER £185,000**





## Description

This is an excellent opportunity to purchase this well presented two bedroom semi detached bungalow in a much sought after location. Kintail Place is ideally situated for ease of access to a number of local amenities including shops, schools and is a short distance from a regular commuter bus route.

The property is offered to the market in move in condition and comprises: Hallway, bright and spacious lounge, lovely breakfasting kitchen with integrated dishwasher, two double bedrooms both with built in wardrobes and modern shower room. Benefits include double glazing, gas central heating and ample storage throughout. All light fittings along with the floor and window coverings will be included in the sale. White goods will also be included but no guarantees will be given. Some furniture may be available under separate negotiation.

Externally there are low maintenance gardens to the front and rear. Both have been laid with stone chippings and a number of mature plantings while there is also a patio area to the rear. Directly across from the property there is a designated parking space. This property will appeal to a number of viewers and early viewing 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.

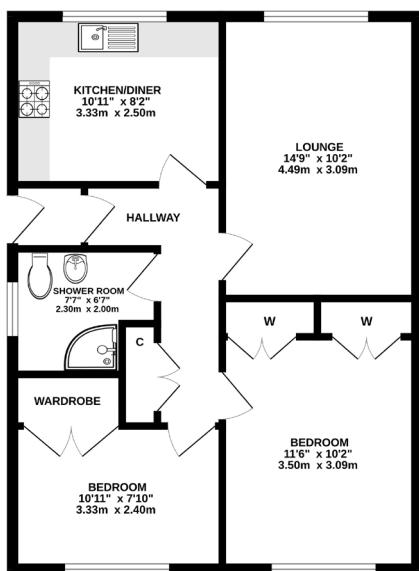
The A90 dual carriageway offers easy access to Aberdeen, Perth, Edinburgh and Glasgow while Dundee Airport offers flights to London City amongst others. Away from the city there are a range of impressive outdoor pursuits. Over the River Tay is St. Andrews, home of golf, whilst the Championship course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

## Viewing

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



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, walls, 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 vendors, agents and agencies shall have no liability and no guarantee as to their compliance or efficiency can be given. Made with Mapbox C250

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.