



**lindsays**

17 Abruthnott Loan,  
Broughty Ferry DD5 3TN

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

- Hallway
- Lounge
- Kitchen/Dining/Family Room
- Sunroom
- Four Bedrooms
- Family Bathroom
- Utility Room & WC
- Double Garage
- Gardens

EPC Rating Band B

**OFFERS OVER £350,000**



## Description

Lindsays are delighted to offer to the market this immaculately presented four bedroom detached villa in a much sought after location. Arbutnott Loan is ideally situated for ease of access to a number of local amenities including highly regarded schooling on both a primary and secondary level.

The accommodation comprises: hallway and lovely lounge with bay window. There is a large, modern kitchen/dining/family room with a number of integrated appliances and patio doors leading to spacious sun room. The utility room and WC are also on this floor. Upstairs the principal bedroom has built in wardrobes and ensuite shower room. There are three further good size bedrooms, two of which have built in wardrobes and family bathroom. Benefits include double glazing, solar panels and partially floored attic space. There is gas central heating while the hallway, kitchen/dining/family room and WC have electric underfloor heating.

Externally there is a well maintained garden to the front and a monoblock drive that leads to the double integral garage. The rear garden is fully enclosed and is laid mainly in lawn with a large patio area.

The property has been beautifully extended by the current owners to offer a lovely family home and early viewing is highly recommended.

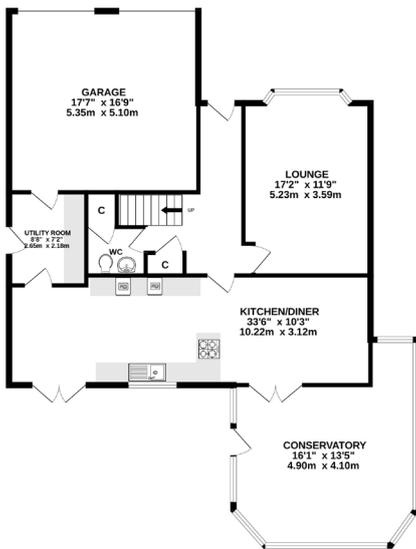
## Area

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)



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.