



**lindsays**

1A Cross Street  
Broughty Ferry, DD5 2DY

*"A three-bedroom, detached villa in the heart of Broughty Ferry close to shops, bars and restaurants and the waterfront."*

- Entrance Hall
- Open Plan Lounge/Kitchen/Dining
- Utility/Shower Room
- Three Bedrooms (1 x E/S)
- Shower Room
- Double Glazing
- Gas Central Heating
- Driveway & Garden

EPC Rating C

**OFFERS OVER £250,000**



## Description

This is an excellent opportunity to acquire this very individual detached villa situated in the heart of Broughty Ferry, just a stroll from shops, bars, restaurants and the waterfront. The property requires upgrading, which is reflected in the asking price, and will appeal to a wide variety of buyers who are happy to carry out the required work to create the home of their dreams.

The accommodation is located over two levels with the ground floor comprising an entrance hall, open plan lounge/dining/kitchen with integrated hob, two ovens, extractor hood, dishwasher, fridge and freezer and utility/shower room with plumbing and space for a washing machine and tumble dryer. On the upper level there are three good sized bedrooms, with the principal having the benefit of an en-suite shower room.

Outside there is a garden off the kitchen with timber deck, summerhouse and garden shed. To the front is a driveway with gates providing off-street parking. Included in the sale are the fitted floor coverings, integrated kitchen appliances as detailed, summerhouse and garden shed.

This potentially lovely property and location can only be fully appreciated by viewing which 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.

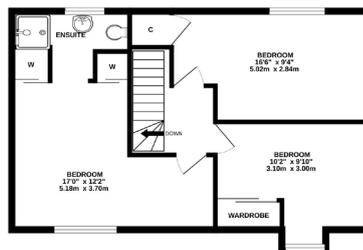
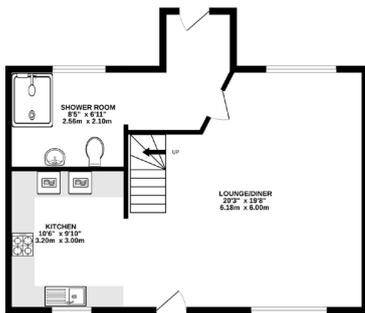
## Viewing

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



GROUND FLOOR

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 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.