



lindsays

**24 Kerrington Crescent,
Broughty Ferry, DD5 2TN**

*"A beautifully presented family home
in a highly sought after location
within Broughty Ferry"*

- 3 Story Victorian Period Property
- Panoramic Tay River Views
- 4 Double Bedrooms
- Lounge
- Dining Kitchen
- Family Room
- Cloakroom WC
- Family Bathroom with Storage
- Shower room
- Landscaped Garden
- Private Parking

EPC Rating C

OFFERS OVER £410,000



Description

Lindsays are thrilled to present this beautifully renovated and characterful family home, ideally located in the highly desirable area of Broughty Ferry. Situated on sought after Kerrington Crescent, the house's elevated position offers stunning views of the Tay out of many of its windows.

This exceptional property is presented in immaculate condition throughout and offers spacious, flexible accommodation across three levels. Full of charm and practical features, it benefits from double glazing, gas central heating, underfloor heating in the open plan kitchen and family room, and generous storage solutions. Included in the sale are all fitted carpets, floor coverings, blinds, and integrated appliances.

Built in 1876, the house has retained many of its original period features such as ornate cornicing and a large working fireplace in the lounge.

Upon entering through the main front door, you are welcomed by a bright and inviting hallway that leads to a stylish lounge brimming with character. The contemporary kitchen has been thoughtfully extended and is flooded with natural light. It offers an abundance of cupboard and counter space, integrated appliances, and a dedicated dining area. Patio doors open directly to the rear garden, while an adjacent family room creates the perfect environment for both entertaining and everyday living. A convenient cloakroom WC completes the ground floor.

The first floor hosts the elegant primary bedroom, complete with a built-in cupboard, a charming feature fireplace and breathtaking views over the River Tay. Two further generously proportioned double bedrooms and a large family bathroom with shower-over-bath, plus a handy rear storage room, complete this level.

The top floor reveals a striking guest bedroom/parents' retreat, showcasing a beautiful bay window that frames the most spectacular views in the house. This room also benefits from excellent eaves storage. A sleek, modern shower room with a walk-in shower finalises the interior space.

Externally, the front of the property features a neatly kept lawn, while the main garden lies to the rear — a fully enclosed and beautifully landscaped haven. The outdoor space includes a large patio area, mature planting, a well-maintained lawn, and a garden shed (included in the sale). The property further benefits from private parking, conveniently located at the rear.

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. 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.

Viewing

By appointment through Lindsays on 01382 802050 or dundeeproperty@lindsays.co.uk



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used to guide 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. Made with floorplan 10000

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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.