



**lindsays**

16 Abertay Street, Barnhill,  
Broughty Ferry, DD5 2QH

*"A deceptively spacious 5 bedroom detached family home in a desirable area"*

- Vestibule & Hallway
- Lounge
- Dining Room
- Kitchen
- Utility Room
- 5 Double Bedrooms
- Bathroom
- Shower Room
- Garage & Driveway
- Attractive Gardens

EPC Rating D

**OFFERS OVER £320,000**





## Description

Located on a corner plot in a very desirable area of Barnhill in Broughty Ferry this is a superb opportunity to purchase a spacious family home and update to a buyers own taste. This superb home offers spacious and versatile accommodation over two levels and practical benefits include double glazing and gas central heating. Included in the sale are all carpets, floorcoverings and blinds where fitted and other items by discussion with the owner.

The accommodation is entered on the ground floor where you will find a bright, west facing lounge with doors to a formal dining room. The kitchen benefits from ample floor and wall units and a breakfast bar. There is a large utility space leading from the kitchen. In addition on the ground floor lie three double bedrooms and the family bathroom. Moving to the upper floor you will find a very large principal bedroom, fitted with excellent wardrobes and eaves storage. There is a family shower room and a further double bedroom currently used as a home office.

Externally there is a monobloc driveway at the side of the home providing ample off street parking and leading to a timber garage. The main garden lies at the front and side on the home and has been well maintained by the current owners. It is laid mainly with lawn and Indian paving and has many attractive plants and shrubs including a Japanese maple tree. At the rear of the property lies a courtyard garden laid with Indian paving stones.

We strongly recommend early viewing of this ideally located family home with beautiful gardens.

## 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.

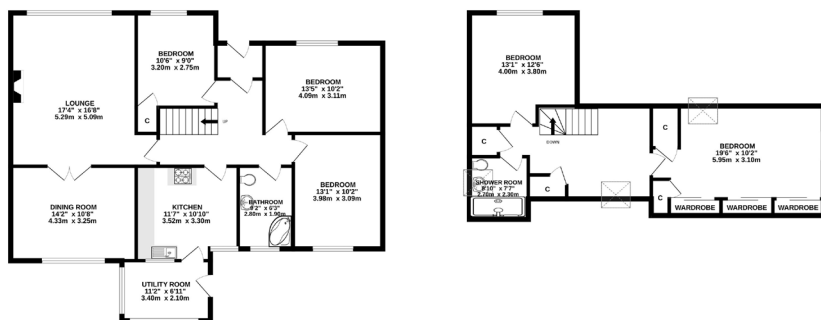
## Viewing

By appointment through Lindsays on 01382 802050



GROUND FLOOR

1ST FLOOR



We do every attempt 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 quality 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.