



**lindsays**

58 Edzell Street,  
Broughty Ferry, DD5 3JL

*"Detached Bungalow with lots of potential in sought after Broughty Ferry location"*

- Vestibule
- Hallway
- Lounge
- Dining Room
- Kitchen
- Two Double Bedrooms
- Shower Room
- Gardens
- Driveway

EPC Rating E

**OFFERS OVER £215,000**





## Description

Lindsays are delighted to bring to market this spacious two bedroom detached bungalow with lots of potential in a sought after Broughty Ferry location. Edzell Street is ideally located with ease of access to local amenities such as schools, shops and public transport. This versatile accommodation benefits from gas central heating, double glazing and a large, floored attic. Included in the sale are floorcoverings, light fittings and blinds where fitted along with the white goods.

The property is all on one level and comprises; entrance vestibule with storage, hallway where further additional storage can be found. A spacious lounge with large window allowing lots of natural light in, dining room that could be utilised as a third bedroom. Fitted kitchen with ample cupboard and counter space along with a door to the rear garden. Two generously sized double bedrooms both with excellent storage and completing the property is the modern shower room.

Externally, to the front of the property is the monobloc driveway providing off-street parking for multiple cars and the well maintained chipstone garden with some mature shrubs and trees. The main garden is to the rear of the property, this is a large easily maintained area mainly laid in chipstone and comes with a greenhouse and a shed.

Early viewing is highly recommended to fully appreciate the potential this property has to offer.

## Area

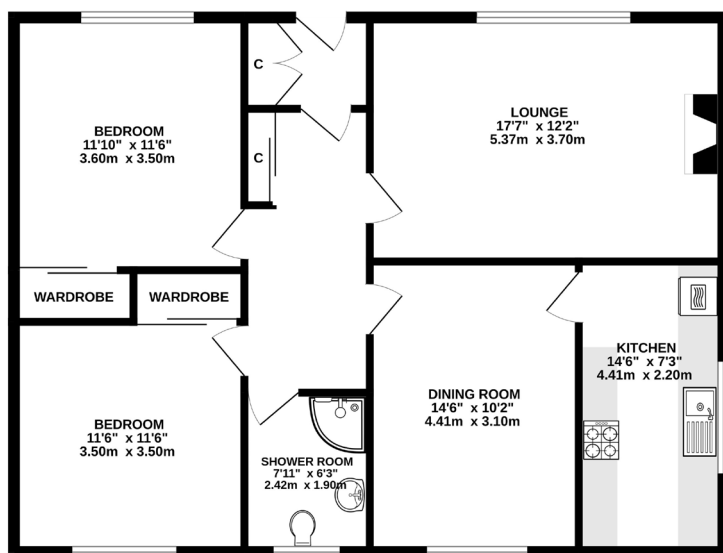
Broughty Ferry is a prestigious suburb situated to the east of Dundee City which enjoys the best of both a coastal lifestyle and the vibrant City of Dundee on its doorstep. Both residents and visitors enjoy its long sandy beach, esplanade and castle ideal for dog walking and an afternoon stroll. The "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](mailto:dundeeproperty@lindsays.co.uk)



GROUND 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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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.