



**lindsays**

**18 Redcastle Crescent**  
Broughty Ferry DD5 3NF

*"Well presented, three bedroom semi detached villa in a much sought after location"*

- Porch
- Lounge
- Dining Kitchen
- Three Double Bedrooms
- Shower room
- Family Bathroom
- Garage & Drive
- Gardens

EPC Rating D

**OFFERS OVER £230,000**





## Description

Lindsays are delighted to offer to the market this well presented three bedroom semi detached villa in a much sought after location. Redcastle Crescent is situated at in a lovely cul de sac an is just a short distance to a number of local amenities. This includes highly regarded schooling on both a primary and secondary level.

The property has been extended and offers deceptively spacious accommodation spread over two floors. The entrance porch leads to the hallway and a bright and spacious lounge. There is a lovely modern dining kitchen with integrated appliance and sliding patio doors leading to the rear garden. Bedroom number three is also on the ground floor which is currently utilised as a playroom and shower room. Upstairs there are two good sized double bedrooms and a recently fitted family bathroom. The bathroom has a smart bath and shower. Benefits include double glazing and gas central heating with Hive system.

Externally there is a large garden to the front which is laid mainly in lawn with a selection of mature plantings. A large monoblock drive offers off street parking for multiple vehicles and leads to the single garage which has power and light.

Early viewing is highly recommended to full appreciate the property on offer.

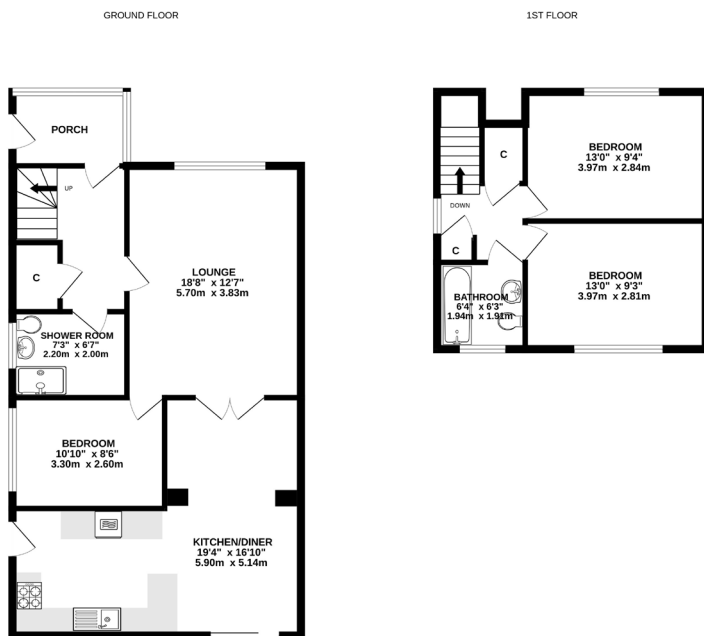
## Area

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 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)



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, stairs 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 the guarantee as to their operation or effectiveness is not given. Made with Metreplan (2022) in green.

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.