



lindsays

2 Seafield Terrace,
Broughty Ferry DD5 3AU

*"Two bedroom, ground floor apartment
in a much sought after location"*

- Vestibule
- Hallway
- Lounge
- Dining Room
- Kitchen
- Two Bedrooms
- Shower room
- Gardens
- Drive
- Communal Drying Area
- Communal Wash House

EPC Rating D

OFFERS OVER £210,000



Description

Lindsays are delighted to offer to the market this two bedroom, ground floor apartment in a much sought after location. Seafield Terrace is a small cul de sac ideally situated for ease of access to a number of local amenities. This includes highly regarded schooling on both a primary and secondary level.

The accommodation comprises: vestibule, bright and spacious lounge which opens to the dining room. There are two bedrooms both with fitted storage, fitted kitchen and shower room. Benefits include double glazing and gas central heating.

Externally there is off street parking for multiple vehicles and a well maintained private garden. This is laid with lawn and mature plantings. There is also a communal drying green and wash house which are shared with the neighbour upstairs.

This property will appeal to a number of buyers and early viewing 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.

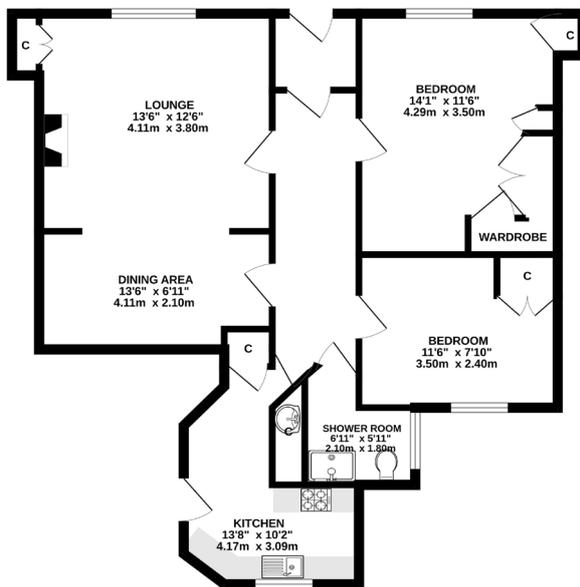
The A90 dual carriageway offers easy access to Aberdeen, Perth, Edinburgh and Glasgow while Dundee Airport offers flights to London City amongst others. Away from the city there are a range of impressive outdoor pursuits. Over the River Tay is St. Andrews, home of golf, whilst the Championship course at Carnoustie is only a few miles up the coast.

Viewing

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



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of walls, windows, doors and any other items are approximate and no responsibility is taken for any error or omission of measurements. This plan is for illustrative purposes only and should be used as a guide only. Prospective purchasers are advised to verify the accuracy of all measurements and to ensure that they are correct before purchase. The services, appliances and fixtures shown have not been tested and the guarantee as to their operability or efficiency can be given. Made with Metshape C2025

T: 01382 802050 E: dundeeproperty@lindsays.co.uk W: 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.