



lindsays

The Gables,
2 Maryfield Road, Broughty Ferry DD5 2JJ

"Beautifully presented three bedroom villa in a much sought after location"

- Vestibule
- Hallway
- Lounge
- Family/Dining Room
- Kitchen
- Three Bedrooms
- Family Bathroom
- Ensuite Shower Room
- Utility Room & WC
- Gardens
- Outbuildings

EPC Rating D

OFFERS OVER £430,000



Description

Lindsays are delighted to offer to the market this beautifully presented villa in a much sought after location. Maryfield Road is a short distance to many amenities including highly regarded schooling at Forthill Primary, Eastern Primary and Grove Academy. Excellent shops, cafes and bars are close by as well as local parks and Broughty Ferry waterfront.

The accommodation is spread over two floors and comprises, on the ground floor: vestibule, hallway, bright and spacious lounge with bay window and feature fireplace, family/dining room and fitted kitchen. There is a large family bathroom with separate shower cubicle, WC and utility room. Upstairs the principal bedroom has a bay window, fitted wardrobe and ensuite shower room. There are two further bedrooms both with fitted wardrobes. Benefits include double glazing, gas central heating, a substantial floored loft, and beautiful original features.

Externally the property has a large garden to the front which is laid mainly in lawn with a selection of mature plantings. The rear garden is fully enclosed and is a combination of lawn, patio areas and decking. There is a substantial multi-purpose outbuilding with attached integral storage areas. This can offer a workshop area or storage. There is also a development opportunity for this building, subject to relevant planning consent.

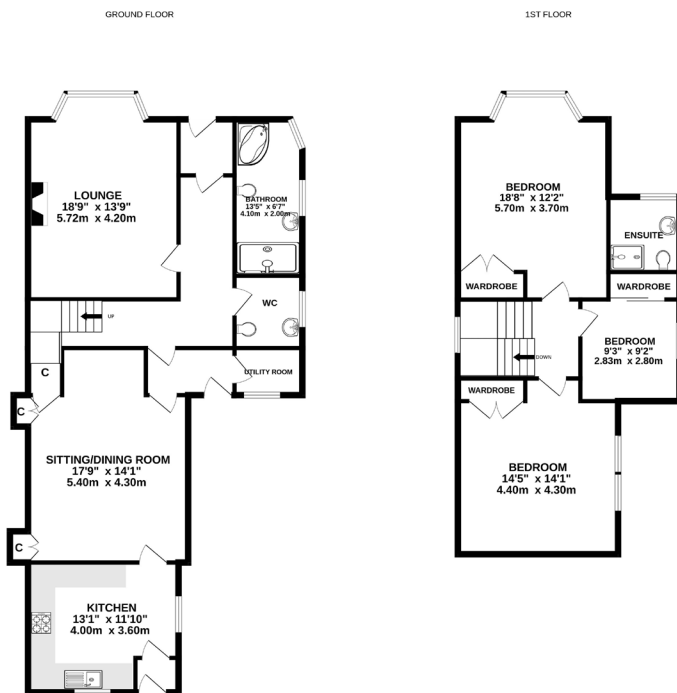
Early viewing is highly recommended to fully appreciate the property on offer.

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 mainline railway station 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



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of floor, wall, ceiling 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 as such by any prospective purchaser. The services, appliances and equipment 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 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.