



lindsays

2B Hill Road,
Broughty Ferry DD5 2JS

"Exceptional main door, ground floor divided villa with stunning views towards the River Tay"

- Vestibule
- Hallway
- Lounge/Diner
- Sunroom
- Fitted Kitchen
- Three Bedrooms
- Study/Bedroom 4
- Family Bathroom
- WC
- Garage
- Gardens

EPC Rating C

OFFERS OVER £410,000



Description

Lindsays are delighted to offer to the market this exceptional main door, ground floor divided villa with stunning views towards the River Tay. Hill Road is ideally situated for ease of access to a number of local amenities including highly regarded schooling on both a primary and secondary level.

The property is offered to the market in move in condition and comprises: vestibule, hallway and a beautiful lounge/diner with a wood burning stove. This leads to the large sunroom which along with the lounge have stunning views towards the River Tay. There is a modern fitted kitchen with island and recently fitted Neff double oven and hob. The extensive principal bedroom has a beautiful bay window while there are two further double bedrooms, family bathroom and WC. While the study to the rear can be utilised as a fourth bedroom if required. Benefits include double glazing, gas central heating (recently fitted boiler) and a number of beautiful original features.

Externally there are beautiful wrap around gardens which have been lovingly maintained. A large terrace offers a lovely area to make the most of the views while the rest of the garden is a combination of patio areas and a number of mature plantings. There is a shared garage which has power, light and an electric door.

This property can only be fully appreciated by viewing which 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.

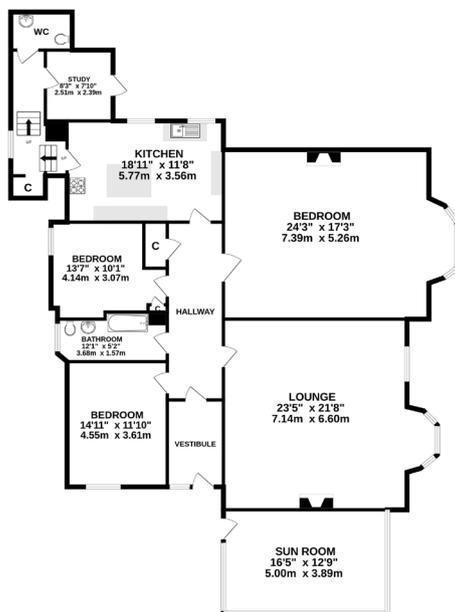
The A90 dual carriageway offers easy access to Aberdeen, Perth, Edinburgh and Glasgow while Dundee Airport offers flights to London City amongst others. Away from the city there are a range of impressive outdoor pursuits. Over the River Tay is St. Andrews, home of golf, whilst the Championship course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



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, wall, ceiling, rooms and any other data are approximate and no responsibility is taken for any error or omission of this document. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not guaranteed and to guarantee all 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.