



lindsays

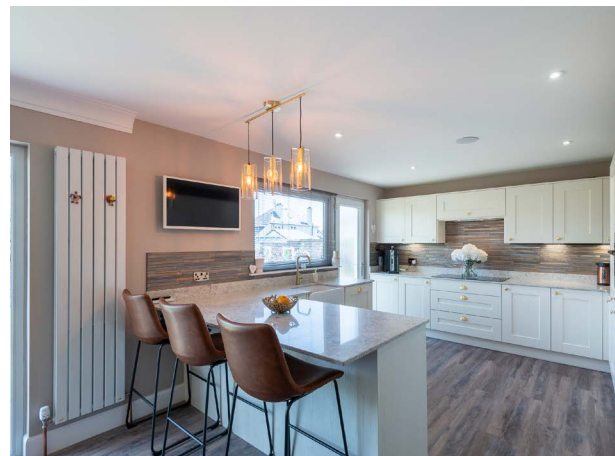
26 Lethnot Street
Broughty Ferry, DD5 2QS

"A tastefully presented 3 bedroom detached villa nestled in a secluded cul-de-sac"

- Vestibule & Hallway
- Lounge
- Open Plan Kitchen/Dining Room
- Cloakroom/WC
- 3 Double Bedrooms
- Luxury Bathroom
- Generous Gardens
- Garage & Driveway

EPC Rating D

OFFERS OVER £380,000



Description

Nestled in the corner of a secluded cul-de-sac in the vibrant town of Broughty Ferry this superb home has been tastefully upgraded by the current owners to a high standard throughout. This lovely home is in pristine condition and practical benefits include double glazing, gas central heating and a security alarm. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the integral kitchen appliances which include double oven, induction hob, dishwasher and fridge freezer.

Entering the villa on the ground floor you will be impressed by the generous hallway with understair cupboard. On the left side lies the delightful lounge laid with oak flooring and featuring a trendy electric living flame fire. Doors lead through to the open plan kitchen and dining room which boasts ample floor and wall units along with luxury granite worksurfaces and breakfast bar, Belfast sink and French doors to the rear garden. A stylish cloakroom/WC completes the ground floor.

Moving to the upper floor the delightful primary bedroom is of a generous size and features shutters on the windows. There are two further double bedrooms both benefitting from excellent fitted storage with the luxurious family bathroom with both a bath and large shower cubicle completing the upper floor. The loft space has been partially floored.

On arrival at the villa you will find a monobloc driveway providing off street parking and leading to a single garage. The main gardens lie at the rear and the side and are bordered by a wall, laid mainly with lawn with both a paved patio and decking area. The hot tub may be included in the sale by separate negotiation. The sizeable garden could easily house an extension subject to the relevant consents if required.

This lovely home with quality throughout 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.

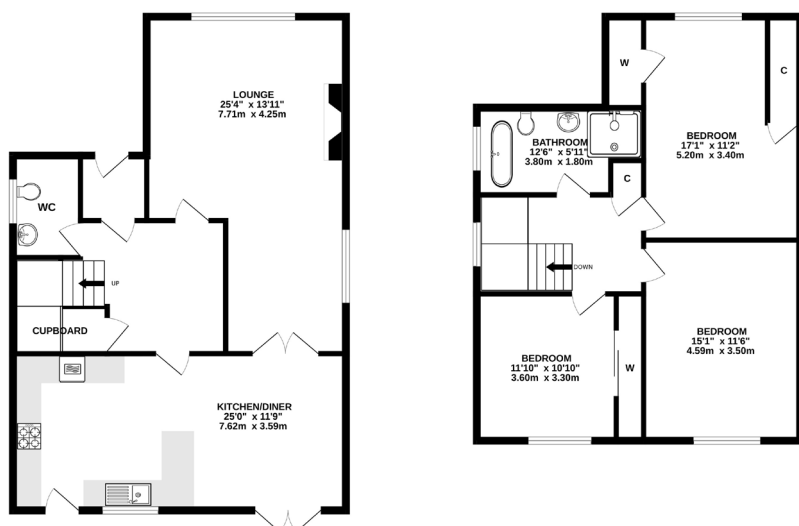
Viewing

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



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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. Made with Matterport (2020)

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.