



**lindsays**

7 Ralston Place,  
Broughty Ferry DD5 1NP

*"Well presented three bedroom, semi detached villa in a popular residential area"*

- Hallway
- Lounge
- Conservatory
- Breakfasting Kitchen
- Three Bedrooms
- Shower Room
- WC
- Garage
- Drive
- Gardens

EPC Rating E

**OFFERS OVER £250,000**





## Description

Lindsays are delighted to offer to the market this well presented three bedroom semi detached villa located in a small cul-de-sac within a popular residential area. Ralston Place is ideally situated for ease of access to a number of local amenities including shops and schools and is just a short distance to a regular commuter bus route.

The accommodation comprises; hallway, bright and spacious lounge with feature fireplace, conservatory, breakfasting kitchen and recently fitted WC. Upstairs there are views towards the water from the landing, three good sized bedrooms all with built in storage, and shower room. Benefits include recently fitted flooring, curtains and blinds throughout, double glazing, electric heating and attic space. The fridge freezer, dining table in the conservatory, wardrobe in the principal bedroom and some garden furniture can be left if the purchaser wishes.

To the front of the property there is large monoblock driveway with room for multiple vehicles leading to the garage. The attractive rear garden is low maintenance and laid with a combination of three seating areas including a most relaxing pergola seating area, stone chipping, mature plantings and an area of astro turf.

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.

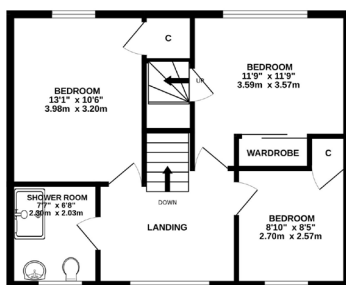
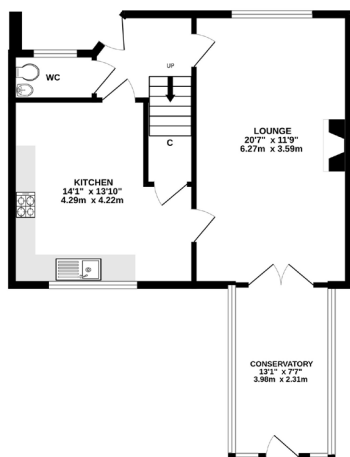
## Viewing

By appointment through Lindsays on 01382 802050 or [dundeeproperty@lindsays.co.uk](mailto: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 misinterpretation 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.  
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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 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.