



**lindsays**

**5 Balmossie Gardens**  
Broughty Ferry DD5 3GE

*"Immaculately presented four bedroom detached villa in a much sought after location"*

- Hallway
- Lounge
- Sitting Room
- Dining Room
- Kitchen/Family Room
- Principal Bedroom with ensuite
- Three Further Bedrooms
- Family Bathroom
- Utility Room & WC
- Drive
- Gardens

EPC Rating B

**OFFERS OVER £425,000**





## Description

Lindsays are delighted to offer to the market this immaculately presented four bedroom detached villa in a much sought after location. Located to the north of Broughty Ferry in a modern development of similar style homes. The nearby Panmure Village offers a range of shops and services while further amenities are found in central Broughty Ferry as well as Monifieth. Both the primary and secondary schools are highly regarded.

This beautiful family home is offered to the market in move in condition and offers spacious and versatile accommodation spread over two floors. The accommodation comprises: hallway, sitting room, dining room and recently fitted kitchen/family room with a number on integrated appliances and patio doors leading to the rear garden. The double garage has been converted by the current owners into a bright and spacious lounge. There is also a useful utility room and WC.

Upstairs the Principal bedroom has an ensuite shower room and built wardrobe. There are three further good sized bedrooms, two of which have built in wardrobes and a family bathroom with a separate shower cubicle. Benefits include double glazing, gas central heating and attic space.

Externally there is a garden to the front and a monoblock drive. The beautifully maintained rear gardens are fully enclosed and laid mainly in lawn. There is a summer house and timber shed which will both be included in the sale.

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 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.

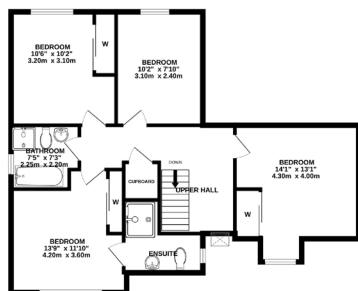
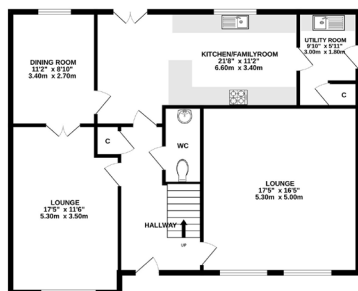
## Viewing

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



GROUND FLOOR

1ST FLOOR



While every effort has been made to ensure the accuracy of the foregoing particulars, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions in this statement. This plan is for illustrative purposes only and should be used as such for 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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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.