



19 Davidson Street,
Broughty Ferry DD5 3AT



Substantial four bedroom first and second floor apartment in a much sought after location

4 Bed 2 Bath 2 Reception

Lindsays are delighted to offer to the market this substantial four bedroom first and second floor apartment in a much sought after location. Davidson Street is ideally situated for ease of access to a number of local amenities including shops, bars, restaurants and Broughty Ferry harbour and beach. There are also highly regarded schooling on both a primary and secondary level. Due to its elevated position the property enjoys lovely views towards the River Tay and Fife.

The property offers versatile accommodation spread over two floors and comprises on the first floor: bright and spacious lounge with bay window and woodburning stove, breakfasting kitchen, dining room, bedroom and family bathroom with shower over the bath. On the second floor there is a principal bedroom with ensuite shower room, two further bedrooms and a study with patio doors leading to the balcony. Benefits include a number of beautiful original features and gas central heating. The property is also primarily double glazed. Included in the sale will be all existing white goods, wardrobes, light fittings and curtains.

Externally there is an area of courtyard which leads to the double garage.

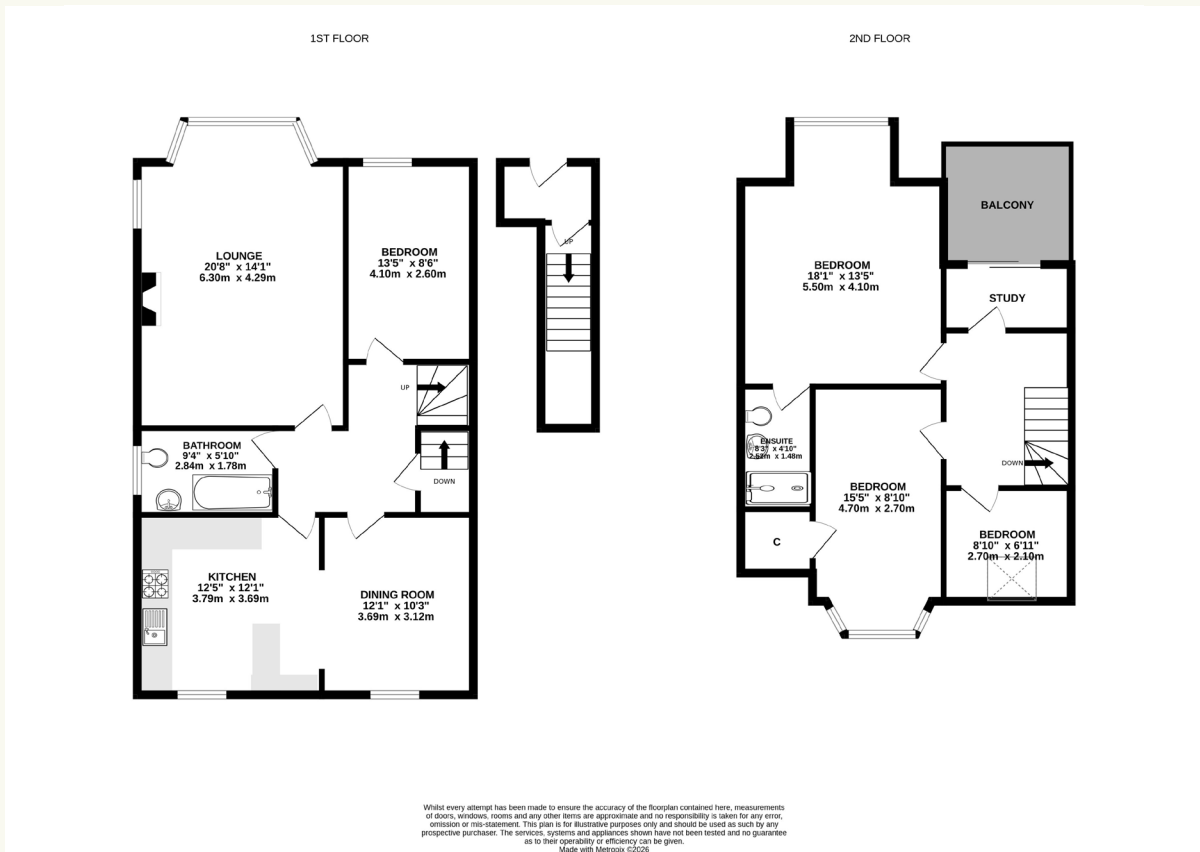
This property will appeal to a number of buyers but may be of particular interest to people looking to downsize or professionals who will appreciate the spacious versatile accommodation, scenic views and popular location.

Features

- Hallway
- Lounge
- Breakfasting Kitchen
- Dining Room
- Four Bedrooms
- Family Bathroom
- Ensuite Shower room
- Study with Balcony
- Courtyard Area
- Double Garage
- EPC Rating D

Fixed Price £325,000

Home Report Value £340,000



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.

FOR VIEWING:
By appointment only

Contact Lindsays on:

 01382 802050
 dundeeproperty@lindsays.co.uk
 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.