






19B David Street,
Broughty Ferry DD5 2BU



Two bedroom, semi detached villa located in the heart of Broughty Ferry'

 2 Bed  1 Bath  2 Reception

This is an excellent opportunity to purchase this two bedroom, semi detached villa located in the heart of Broughty Ferry. David Street is ideally situated for ease of access to a number of amenities including shops, restaurants and bars. The property is just a few minutes walk from the beautiful Harbour and beach front.

The accommodation comprises on the ground floor: hallway, bright and spacious lounge, fitted kitchen, bedroom with built in wardrobes and WC. Upstairs there is a large double bedroom with built in wardrobes and family bathroom with shower over the bath. Benefits include double glazing and gas central heating.

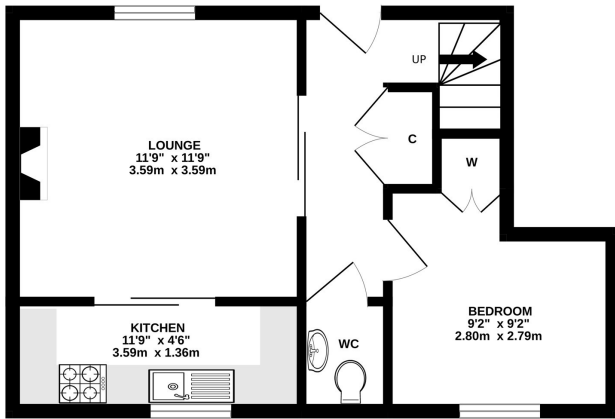
Early viewing is highly recommended to fully appreciate the property on offer.

Features

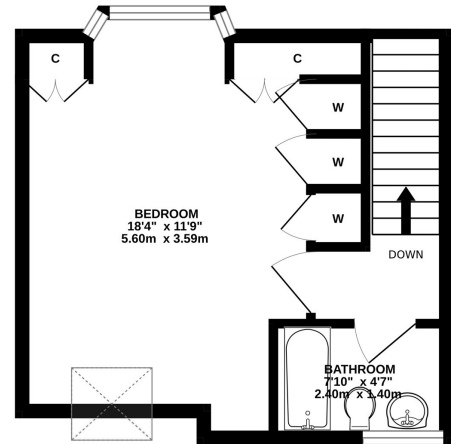
- Hallway
- Lounge
- Fitted Kitchen
- Two Bedrooms
- Bathroom
- WC
- EPC Rating E

Offers Over £170,000

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.
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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.