

Exceptionally spacious four/five bedroom detached bungalow in a much sought after location.

 5 Bed  3 Bath  2 Reception

Lindsays are delighted to offer to the market this exceptionally spacious and beautifully presented four/five bedroom detached bungalow in a much sought after location. The property has been extended and converted in various ways by the present owners to create a truly unique family home, finished to a very high standard throughout. Located to the north of Broughty Ferry in an area of individually designed homes. Sainsburys is just a short drive away, while further amenities are found in central Broughty Ferry and Dundee. Both the primary and secondary schools are highly regarded.

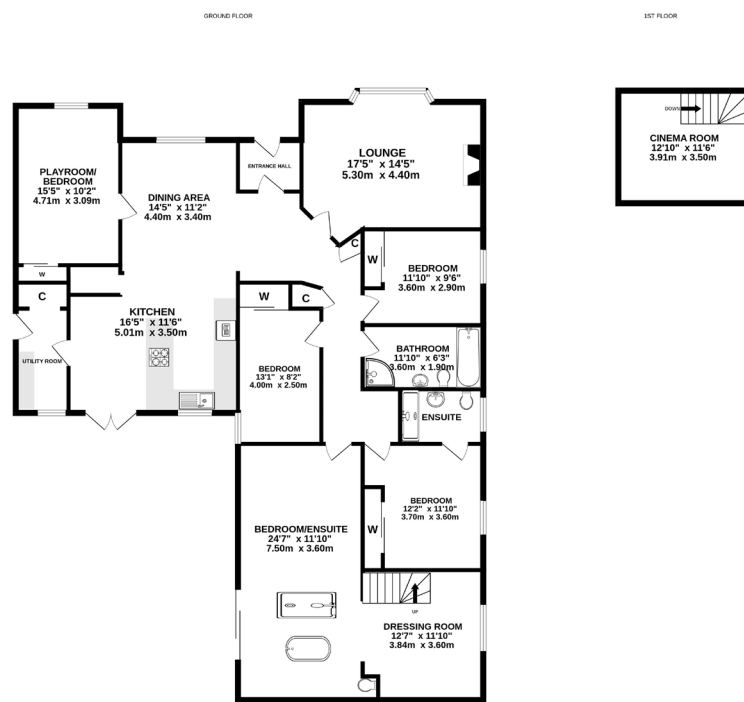
This beautiful family home is offered to the market in move in condition and offers spacious and versatile accommodation all on one level. The accommodation comprises: entrance vestibule; an impressive, family friendly open plan reception hall/kitchen/dining room with built-in pantry, integrated hob, oven, microwave, extractor hood and space for an American style fridge-freezer; utility room with fitted units and space for a washing machine and dryer; lounge with built-in fire; a family room which could be used as a fifth bedroom if required; principal bedroom suite with bathroom and large walk-in dressing room with stairs leading to a mezzanine level cinema room; three further bedrooms, all with built-in storage, one of which has an en-suite shower room; and a family bathroom with feature sunken bath. Outside to the rear there is a large fully enclosed garden with lawn, covered terrace with space for hot tub and children's play area. The garden room provides the perfect area for entertaining with bar, kitchen area and wc. The front garden is laid with lawn with a driveway providing off-street parking leading to the detached double garage. Benefits include double glazing, gas central heating and attic space.

The property will appeal to the more discerning of buyers seeking a large family home and gardens. Early viewing is highly recommended to fully appreciate the layout and standard of this stunning property.

Features

- Vestibule
- Open Plan Hall/Kitchen/ Dining Room
- Utility Room
- Family Room
- Cinema Room
- Principal Suite with Dressing Room
- Three Further Bedrooms (1 x En-Suite)
- Family Bathroom
- Gardens with Garden Room
- Double Garage
- EPC Rating B

Offers Over £425,000



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 installed 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 Lindsay's on:

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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.