






4 Bonspiel Gardens
Broughty Ferry, DD5 2LH



A deceptively spacious 3 bedroom detached villa in a sought after residential area

 3 Bed  1 Bath  2 Reception

An excellent opportunity to purchase this three bedroom detached villa which is in move in condition throughout and offers spacious and versatile accommodation over two levels. Practical benefits include double glazing, gas central heating, excellent storage and a log burning stove. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the integrated oven, hob, washing machine and dishwasher in the kitchen.

On entering the property through the hallway you will be drawn to the split level, open plan Lounge/Dining/Kitchen featuring a cosy log burning stove and a large west facing window flooding the room with natural light. There is a good sized double bedroom with a wall of fitted wardrobes currently used as a home office and a practical cloakroom/WC. Moving to the upper floor you will find two double bedrooms with the master offering a wall of fitted wardrobes and the modern family bathroom which features both a bath and shower.

There is an attic space, over stair storage and eaves storage.

Externally there is an external store beside the front entrance. The garden is at the rear and laid mainly with grass. It is very private and secluded benefitting from the sun throughout the day and evening. A garage is situated close by and there is ample street parking.

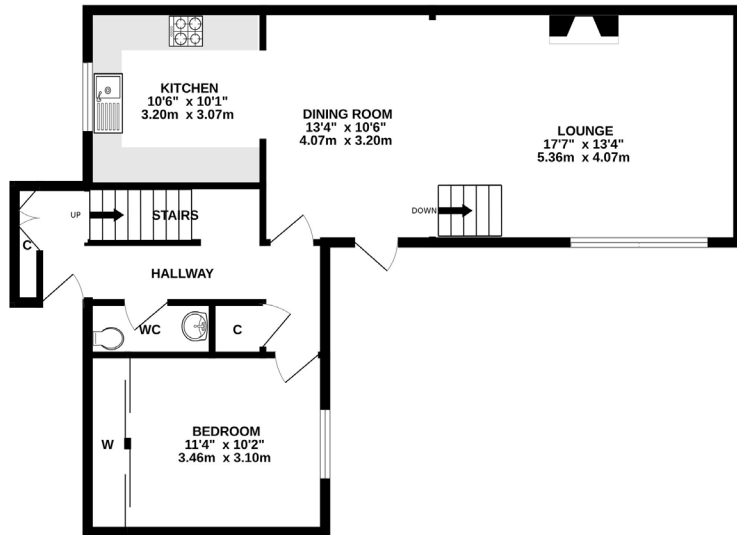
This rarely available style of family home can only be fully appreciated by viewing which is highly recommended.

Features

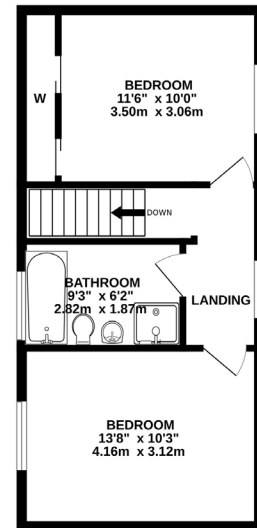
- Hallway
- Open Plan Split Level Lounge/Dining/Kitchen
- 3 Double Bedrooms
- Cloakroom/WC
- Family Bathroom
- Double Glazing
- Gas Central Heating
- Gardens
- Garage
- EPC Rate D

Offers Over £260,000

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 Lindsay's on:

☎ 01382 802050

✉ dundeeproperty@lindsays.co.uk

🌐 property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsay's 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.