






9 Invermark Terrace,
Broughty Ferry, DD5 2QU



A rare opportunity to acquire this delightful upper divided villa in move-in condition

 2 Bed  1 Bath  1 Reception

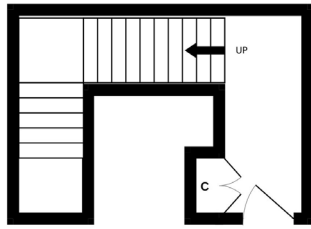
This is a rare opportunity to purchase this delightful two-bedroom, upper divided villa in a sought-after residential area. Invermark Terrace is ideally situated for access to a number of local amenities including schools, shops and a regular bus route to both the Broughty Ferry and Dundee. The property has been upgraded to a very high standard and exceptionally well maintained by the present owners offering good-sized accommodation comprising hallway, lounge with multi-fuel stove and window to the front offering views towards the river Tay, kitchen with integrated hob, oven, microwave, dishwasher and washing machine, and space for a fridge-freezer, two double bedrooms, one of which has fitted wardrobes, and a newly fitted shower room. Outside to the rear the area of private garden is well maintained with a garden shed, paved patio, lawn and borders.. Benefits include double glazing and gas central heating. Included in the sale are the integrated kitchen appliances as detailed and the garden shed. This property will appeal to a range buyers; therefore early viewing is highly recommended.

Features

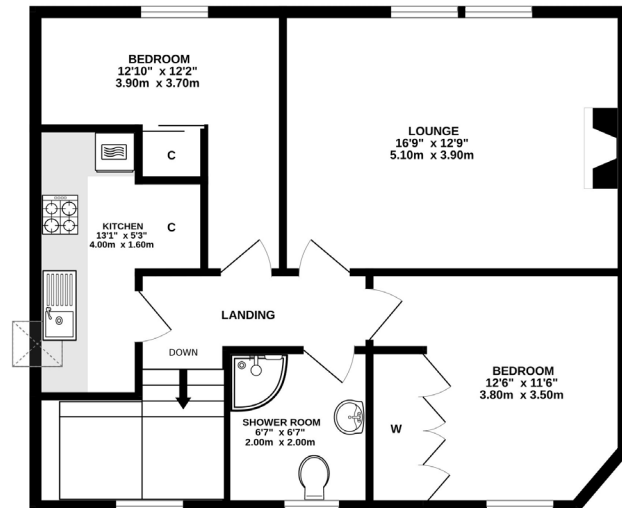
- Hall
- Bright and spacious lounge
- Kitchen
- Two bedrooms
- Shower Room
- Gas central heating
- Double glazing
- Rear Garden
- EPC Rating C

Offers Over £200,000

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. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.