



21 Dundee Road West,
Broughty Ferry DD5 1NB



Immaculately presented three bedroom semi detached villa with lovely views across the River Tay

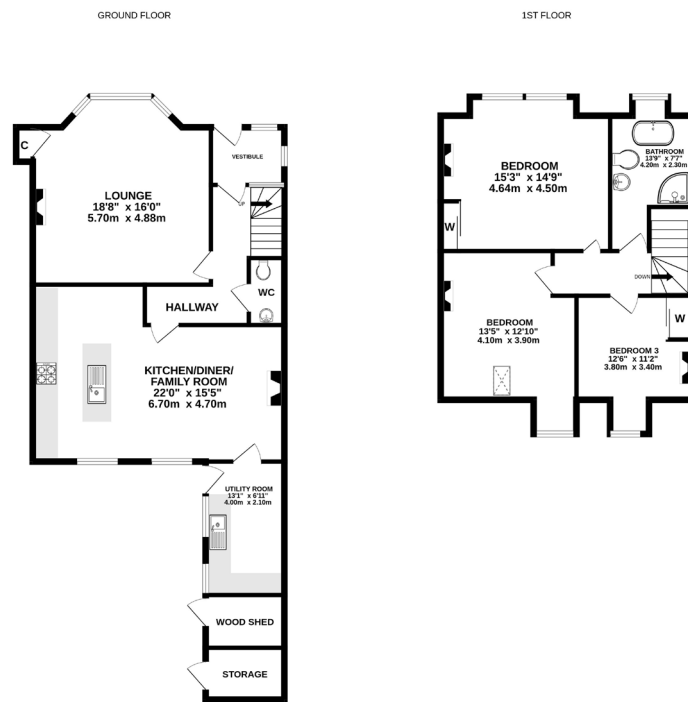
3 Bed 1 Bath 2 Reception

Lindsays are delighted to offer to the market this immaculately presented three bedroom semi detached villa with lovely views across the River Tay. Dundee Road West is ideally situated for ease of access to a number of amenities including highly regarded schooling on both a primary and secondary level. The property is offered to the market in move in condition and comprises: vestibule, hallway, bright and spacious lounge with bay window and feature fireplace. There is a large open plan kitchen/diner/family room with a number of integrated appliances and a wood-burning stove. The utility room and WC complete the ground floor. Upstairs the principal bedroom offers uninterrupted views across the River Tay and has built in wardrobes. There are two further good sized bedrooms and a beautiful, recently fitted family bathroom with separate shower unit. Externally there is off street parking for multiple vehicles. The rear garden is fully enclosed and has been lovingly designed with a combination of lawn, paving and a number of mature plantings. There are two external stores and a timber shed which will be included in the sale. This property can only be fully appreciated by viewing, which is highly recommended.

Features

- Vestibule
- Hallway
- Bright and spacious Lounge with bay window and feature fire
- Open plan Lounge/dining/ family room with wood burning stove
- Principal bedroom with fitted wardrobe
- Two further bedrooms
- Beautiful family bathroom
- Utility Room & WC
- Gas central heating
- Double glazing
- Gardens
- Off Street Parking
- EPC Rating C

Offers Over £310,000



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 not be used as such by any prospective purchaser. The services, options and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with reference 02025



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 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. 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.