






Hampton Villa, 97D Dundee Road,
Broughty Ferry DD5 1JB



Immaculately presented four bedroom divided villa set over three floors with lovely views across the River Tay

 4 Bed  3 Bath  2 Reception

Lindsays are delighted to offer to the market this immaculately presented four bedroom divided villa set over three floors with lovely views across the River Tay. Hampton Villa is a beautiful family home set within a converted mansion house and is in true move in condition. The property offers versatile accommodation over three floors and comprises: reception hallway leading to the bright and spacious lounge with bay window and stunning original features. The dining kitchen has a number of integrated appliances and has patio doors leading to the garden. The principal bedroom has a walk in wardrobe and an ensuite shower room. There are three further double bedrooms one of which has an ensuite shower room and a family bathroom. Benefits include double glazing, gas central heating and an abundance of original features. The American fridge freezer will be included in the sale. Externally there are two designated parking spaces. The south facing garden has been beautifully landscaped and is a combination of raised decking, lawn and a number of mature plantings.

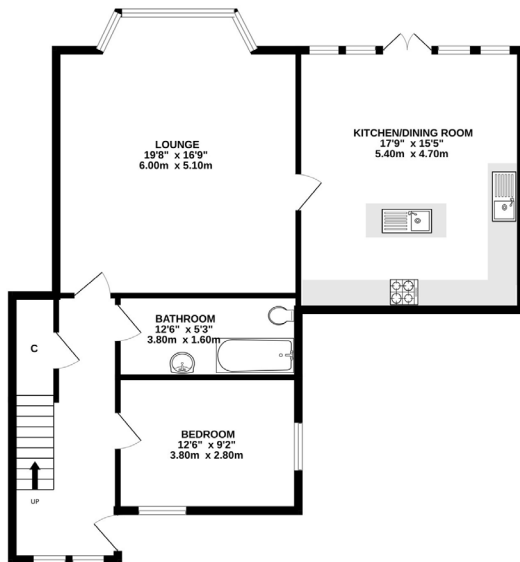
This property can only be fully appreciated by viewing which is highly recommended.

Features

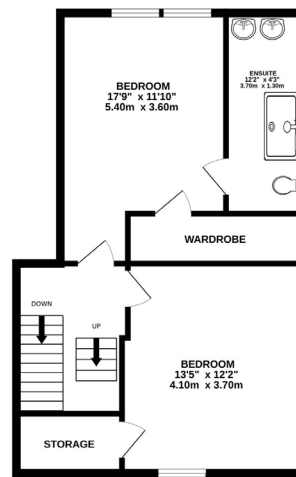
- Reception Hallway
- Bright and spacious Lounge
- Modern Dining Kitchen
- Principal bedroom with walk in wardrobe and ensuite shower room
- Guest Bedroom with ensuite shower room
- Two further Double Bedrooms
- Family Bathroom
- Designated Parking
- Gardens
- EPC Rating D

Offers Over £500,000

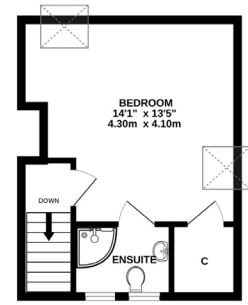
GROUND FLOOR



1ST FLOOR



2ND 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.

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.