



110 Balgillo Road,
Broughty Ferry DD5 3LX



Substantial five bedroom detached chalet bungalow in a much sought after location

5 Bed 2 Bath 3 Reception

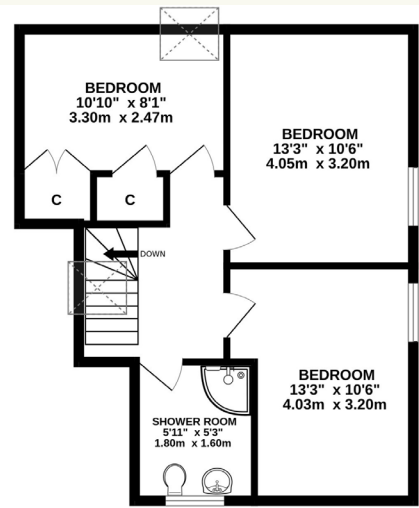
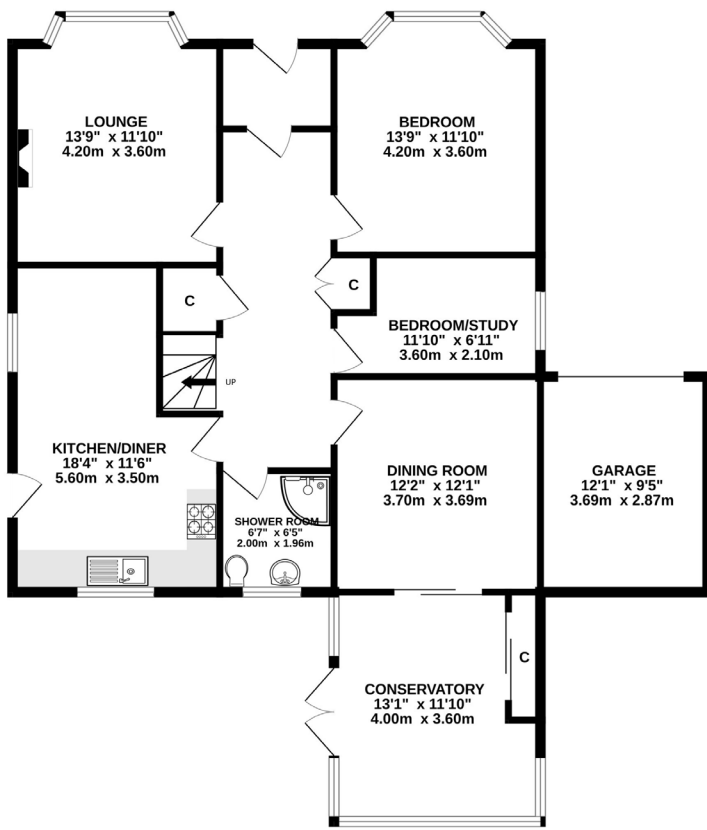
Lindsays are delighted to offer to the market this substantial five bedroom detached chalet bungalow in a much sought after location. Balgillo Road is ideally situated for ease of access to a number of amenities including shops, restaurants, bars, beach and harbour. There is also highly regarded schooling on a primary and secondary level.

The accommodation offers versatile accommodation spread over two floors and offers the buyer a large family home that can be adapted to suit their needs. On the ground floor there is a bright and spacious lounge with bay window and feature fireplace. There is a useful separate dining room, conservatory and dining kitchen. A double bedroom with bay window, single bedroom currently utilised as a study and shower room complete the ground floor. Upstairs there are three good sized bedrooms and shower room. Benefits include double glazing and gas central heating. Early viewing is highly recommended to fully appreciate the size and potential of the home on offer. Externally there is a drive leading to the carport which leads to the garage. Both the gardens to the front and rear have been lovingly maintained and is laid with a combination of lawn, paving slabs and a number of mature plantings.

Features

- Hallway
- Bright and spacious Lounge with bay window
- Dining Room
- Conservatory
- Dining Kitchen
- Four Bedrooms
- Single Bedroom/Study
- Two Shower Rooms
- Gardens
- Garage/Carport
- Drive
- EPC Rating D

Offers Over £290,000



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 Lindsays 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.