



95 Aberdour Place,
Broughty Ferry, DD5 2PL



Spacious, well maintained terraced house close to schools and amenities perfect for the 1st time buyer

2 Bed 1 Bath 1 Reception

This spacious, terraced house has been well maintained and upgraded by the present owner to offer perfect accommodation for the 1st time buyer or young family. Aberdour Place is ideally situated for ease of access to a number of local amenities including shops, schools and leisure facilities and within easy reach of both Broughty Ferry and Monifieth by regular public transport. The accommodation comprises an entrance hall, extended lounge/dining room with fireplace and doors out to the garden, kitchen/breakfast room with integrated hob, oven, extractor hood and space for fridge/freezer, washing machine and table and chairs, two double bedrooms with fitted wardrobes and a modern shower room. Outside the property has a good sized garden to the rear with areas of faux lawn and paved patio with a garden shed. Benefits include double glazing and gas central heating, oak doors and freshly laid flooring throughout. Included in the sale are the fitted floor coverings, window blinds (where fitted), integrated kitchen appliances as detailed and the garden shed.

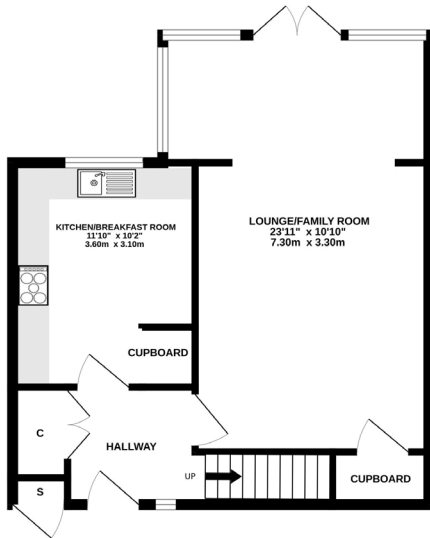
Properties in this area are always popular with buyers therefore early internal viewing is highly recommended to fully appreciate, and to avoid disappointment.

Features

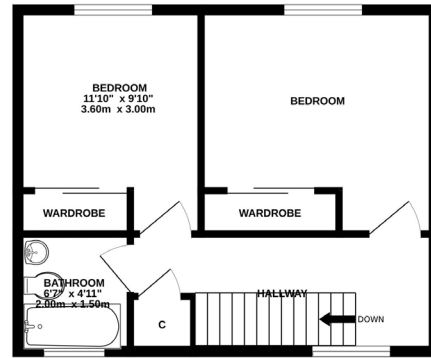
- Entrance hall
- Lounge/dining room
- Kitchen/breakfast room
- Two bedrooms
- Shower room
- Gas central heating
- Double glazing
- Rear Garden
- EPC Rating C

Offers Over £155,000

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.