



3 Balmossie Meadows,
Broughty Ferry DD5 3GG



Beautifully presented five bedroom detached villa in a much sought after location

5 Bed 3 Bath 3 Reception

Lindsays are delighted to offer to the market this beautifully presented five bedroom detached villa in a much sought after location. Located to the north of Broughty Ferry in a modern development of similar style homes. The nearby Panmure Village offers a range of shops and services while further amenities are found in central Broughty Ferry as well as Monifieth. Both primary and secondary schools are highly regarded.

The property offers versatile accommodation spread over two floors and comprises: hallway, bright and spacious dual aspect lounge with a patio door leading to the rear garden and dining room/sitting room. The large dining/kitchen/family room has a number of integrated appliances and leads to the useful utility room. The under-stair store and WC complete this level. Upstairs the principal bedroom is split level with a Juliet balcony, walk in wardrobe and ensuite bathroom with separate shower cubicle. The guest bedroom has built in wardrobes and an ensuite shower room. There are three further bedrooms, two of which have built in wardrobes and one has been fitted out as an office/study, plus a family bathroom with separate shower cubicle. Benefits include double glazing, gas central heating and partially floored attic space.

Externally there is a monoblock drive with room for multiple vehicles leading to the double garage which has an electric door, power and light. The rear garden is fully enclosed and is laid mainly in lawn with a patio area and a number of mature plantings.

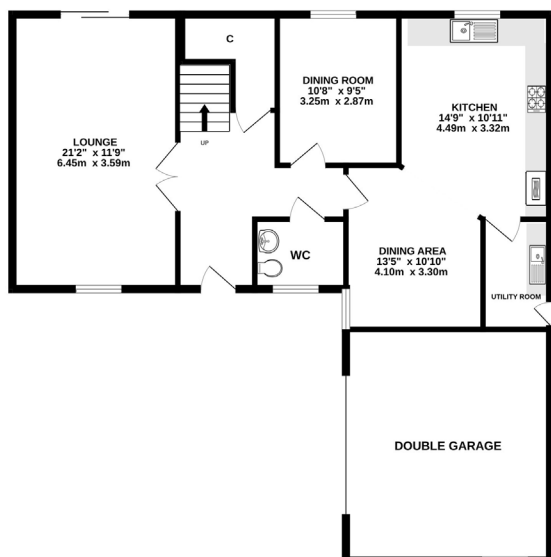
This property will appeal to a number of buyers and early viewing is highly recommended.

Features

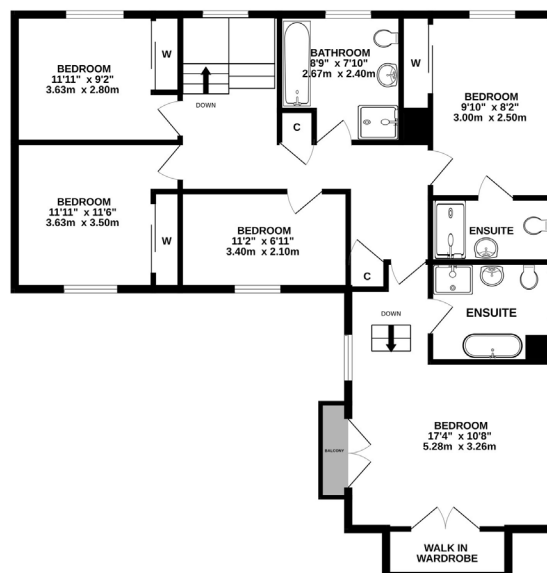
- Hallway
- Lounge
- Dining/Sitting Room
- Kitchen/Dining/Family Room
- Principal Bedroom with ensuite Bathroom and walk in wardrobe
- Guest Bedroom with ensuite shower room and built in wardrobes
- Three Further Bedrooms
- Family Bathroom
- Utility Room & WC
- Gardens
- Double Garage
- Drive
- EPC Rating C

Offers Over £485,000
15k under valuation

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 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.