

30 Long Lane
Broughty Ferry, DD5 1ER







*An attractive two bedroom detached bungalow in the very heart of popular Broughty Ferry*

2 Bed | 1 Bath | 1 Reception

A rare opportunity to purchase a two bedroom detached bungalow which ideally located in the heart of the popular seaside town of Broughty Ferry.

This lovely home is in good condition throughout with practical benefits including double glazing, gas central heating and two highly sought after parking spaces. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the integrated oven, hob and freestanding fridge in the kitchen.

The accommodation comprises a spacious lounge/dining room with two sets of French doors leading to the rear garden. This room was at one point two rooms and could be reinstated depending on the buyers requirements. There is a compact kitchen, two double bedrooms both benefitting from fitted wardrobes and the family bathroom with shower over the bath.

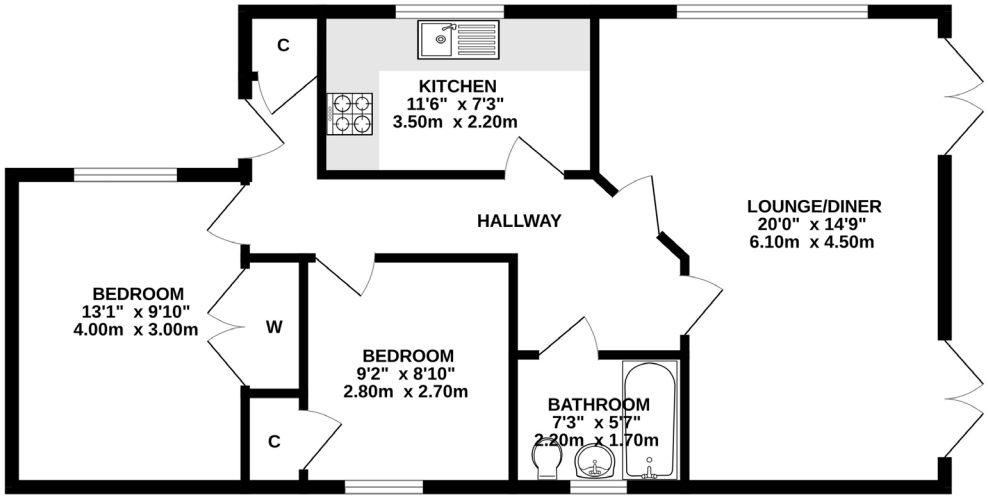
Externally at the front of the property lies two parking spaces. There is a garden at the side and paved patio at the rear which is south facing and enjoys the sun through the afternoon. A tree survey has been carried out and the costs of cutting back the tree will be met by the client.

The bungalow is just a couple of minutes from the M & S Foodstore and Brook street shops and cafes and we recommend early viewing.

- Hallway
- Lounge/Dining Room
- 2 Double Bedrooms
- Kitchen
- Bathroom
- Double Glazing
- Gas Central Heating
- Gardens
- Off Street Parking
- EPC C

## Offers Over £259,000

GROUND FLOOR
719 sq.ft. (66.8 sq.m.) approx.




TOTAL FLOOR AREA : 719 sq.ft. (66.8 sq.m.) approx.

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.