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108 Church Street,
Broughty Ferry DD5 1EU







*Deceptively spacious villa in the highly sought after Broughty Ferry*

4 Bed  1 Bath  1 Reception

Situated in the heart of highly desirable Broughty Ferry, this deceptively spacious traditional villa offers generous and flexible accommodation, making it an ideal purchase for a number of buyers. The property has been recently refreshed throughout, benefiting from fresh décor, newly fitted carpets and a recently installed boiler.

The accommodation is accessed via a vestibule leading into a central hallway. To the front of the property is a bright and spacious lounge featuring a fireplace and attractive bay window. The well-proportioned dining kitchen provides ample space for family dining and entertaining, while a useful utility area and convenient WC complete the ground floor accommodation.

Upstairs, the generous principal bedroom enjoys a beautiful bay window and feature fireplace, creating a bright and characterful retreat. There are two further double bedrooms, along with a versatile box room which would make an ideal home office, study, nursery or dressing room. A spacious family bathroom benefits from both a bath and separate shower cubicle.

Externally, the property enjoys low-maintenance gardens to the front and side, laid mainly with stone chippings. A particular feature is the separate fully enclosed garden located just up the driveway from the property, offering a pleasant outdoor space with a combination of artificial turf, paving and mature planting. There is also the added benefit of a detached brick store.

Parking is well catered for with a single detached garage and a parking space to the side – a rare and valuable asset in central Broughty Ferry.

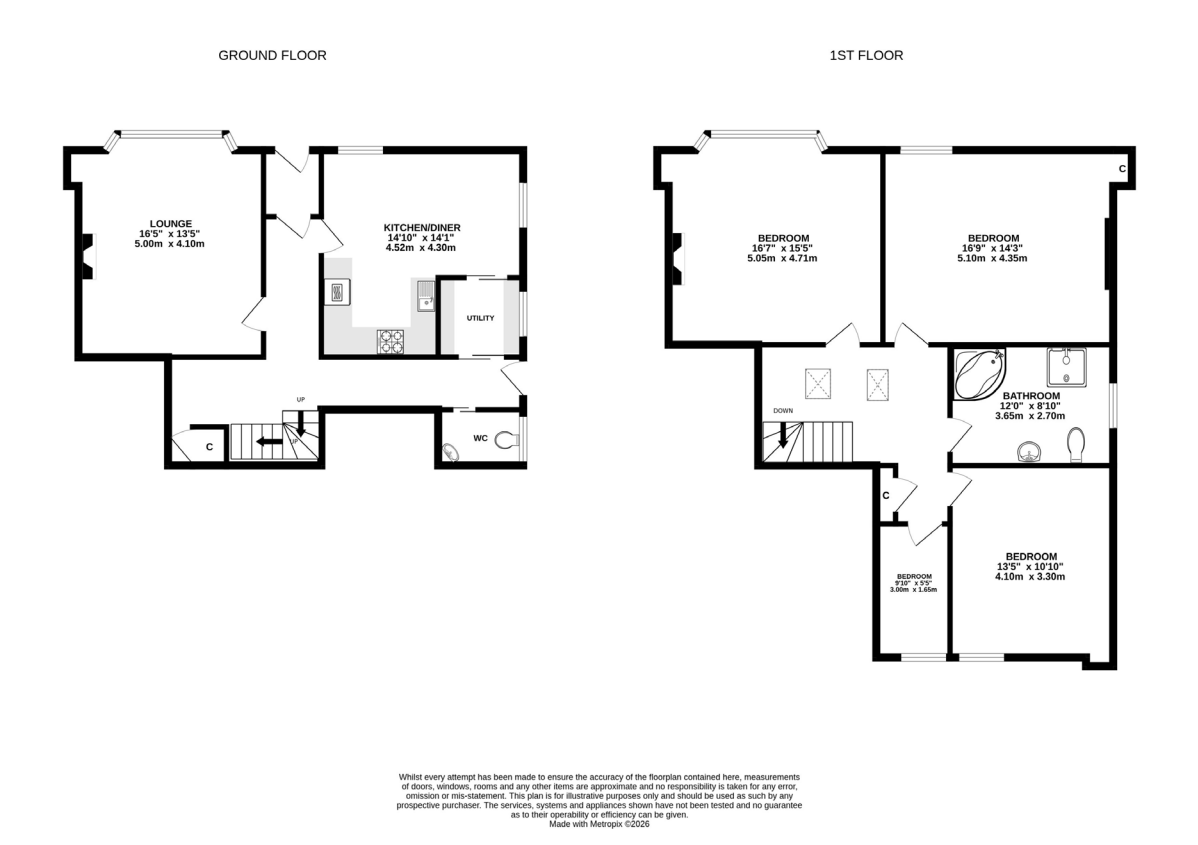
The property is ideally situated within a short distance of the excellent range of amenities for which Broughty Ferry is renowned, including independent shops, cafés, bars, restaurants and supermarkets. The area is also served by highly regarded primary and secondary schooling, making it particularly attractive to families.

Offering spacious accommodation, in an enviable central location, this attractive home is sure to appeal to a wide variety of buyers. Early viewing is highly recommended.

## Features

- Vestibule
- Hallway
- Bright and spacious Lounge
- Dining Kitchen
- Three Double Bedrooms
- Box Room/Office
- Large Family Bathroom
- Gas central heating
- Double glazing
- Gardens
- Garage
- EPC Rating  D

## Offers Over £385,000










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.

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.