

24 Cedar Road,
Broughty Ferry DD5 3BB







Spacious three bedroom, detached bungalow in a highly sought after location

3 Bed | 1 Bath | 3 Reception

Excellent opportunity to purchase this three-bedroom detached bungalow in a highly sought-after location in Broughty Ferry. Cedar Road is ideally situated for easy access to a wide range of local amenities, including highly regarded schools on both a primary and secondary level which are located close by.

The property has been extended by the current owners to provide versatile accommodation, all on one level. Occupying a generous plot, there is potential for further extension either to the side or rear of the home or building into the floored attic space, subject to the necessary planning consents.

The accommodation comprises a welcoming hallway, a bright and spacious lounge with bay window, and a dining room which gives access to the kitchen and conservatory, There are three well-proportioned bedrooms, a family bathroom and a separate WC.

Externally, the property benefits from a large driveway providing off-street parking for multiple vehicles, together with a carport. The front and rear gardens have been designed with ease of maintenance in mind and feature a combination of stone chippings, paving and a variety of mature plants and shrubs. In addition, there is a large store and greenhouse.

Further benefits include double glazing, gas central heating and useful attic space providing additional storage. The roof was replaced a few years ago, offering added peace of mind for prospective purchasers.

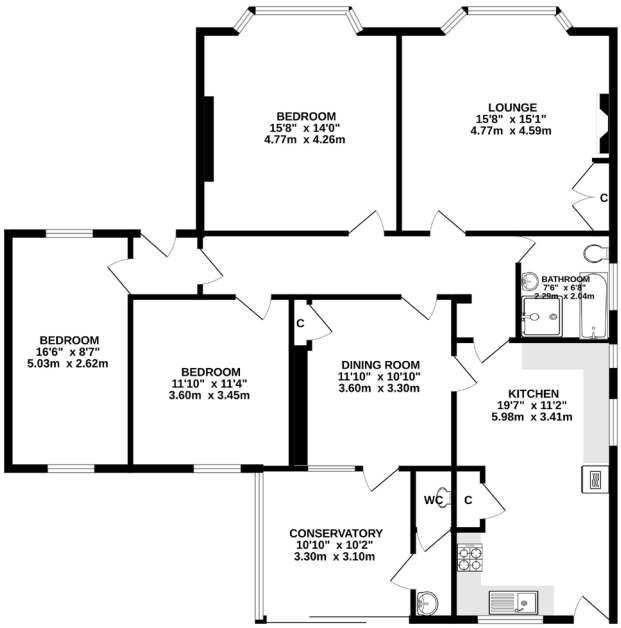
Early viewing is highly recommended to fully appreciate the location, size and potential of the home on offer.

Offers Over £400,000

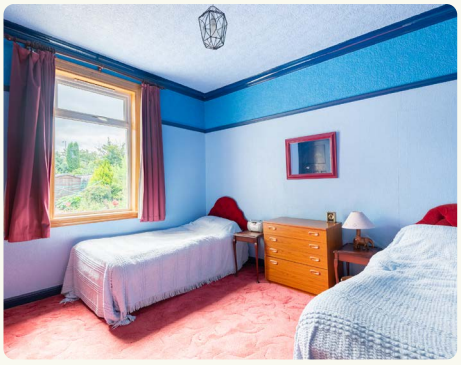
Features

- Hall
- Bright and spacious lounge
- Dining Room
- Conservatory
- Fitted Kitchen
- Three Bedrooms
- Family Bathroom
- WC
- Gas central heating
- Double glazing
- Gardens
- Carport
- Drive
- EPC Rating D

GROUND 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 miles away. 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.