

306 Broughty Ferry Road,
Dundee DD4 7NJ







Deceptively Spacious Four Bedroom Semi-Detached Villa with Charming Original Features

4 Bed | 2 Bath | 2 Reception

This is an excellent opportunity to purchase a substantial four-bedroom semi-detached villa offering flexible family accommodation and a wealth of original features. Ideally situated on Broughty Ferry Road, the property enjoys convenient access to both Dundee City Centre and Broughty Ferry, along with a wide range of local amenities. The property also lies within the catchment area for the highly regarded Grove Academy.

This attractive Grade C listed home retains much of its original character while providing versatile accommodation that can easily adapt to a variety of lifestyles and family requirements.

Access is gained via a vestibule leading into a welcoming reception hallway. The bright and spacious lounge features a beautiful bay window and an attractive gas fireplace, creating an ideal space for relaxation. The dining room provides access to the fitted kitchen and separate utility room. To the front of the property is a further generously proportioned room which could be utilised as a fourth bedroom, sitting room, family room or home office, depending on the purchaser's needs. A shower room completes the ground floor accommodation.

On the upper level there are three well-proportioned double bedrooms and a family bathroom fitted with a shower over the bath. In addition, the property benefits from four useful attic rooms, offering excellent storage and potential for a variety of uses, subject to any necessary consents.

Further benefits include gas central heating, mixed glazing and a number of attractive original features throughout.

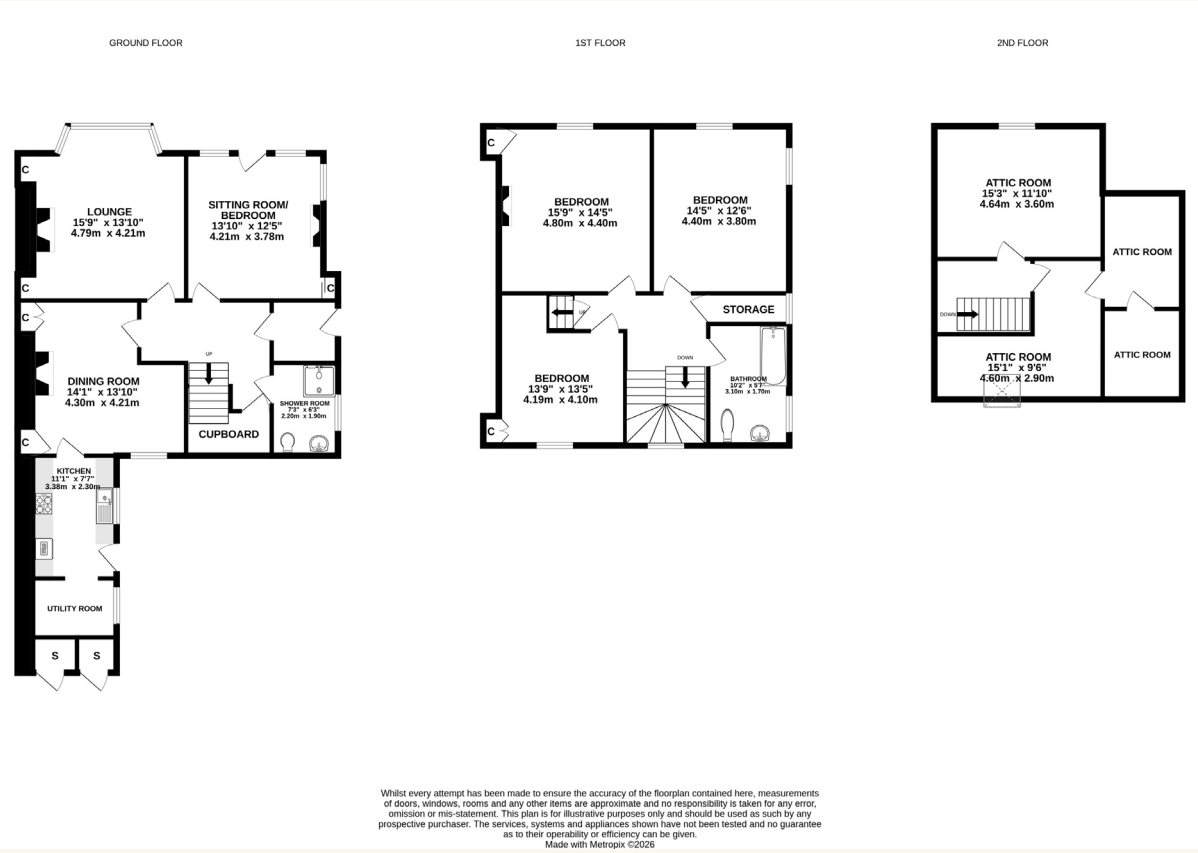
Externally, the property enjoys beautifully maintained gardens to both the front and rear. The grounds are laid out with a combination of lawn, decorative paving, mature shrubs and established planting, creating an attractive outdoor environment. The enclosed rear garden provides a private space for outdoor enjoyment, while a timber garage and off-street parking are accessed via Kinnordy Terrace.

Early viewing is highly recommended to fully appreciate the spacious accommodation, character features, exceptional garden grounds and excellent location on offer.

Offers Over £320,000

Features

- Hallway
- Bright and spacious Lounge
- Dining Room
- Bedroom 4/Sitting Room
- Fitted Kitchen and Utility
- Three Double Bedrooms
- Family Bathroom
- Shower Room
- Attic Rooms
- Garage
- Gardens
- EPC Rating D



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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Dundee is Scotland's fourth-largest city and one of its sunniest. Set on the north shore of the River Tay, it was named by The Sunday Times as one of Britain's top twelve places to live. As a UNESCO City of Design, Dundee has seen major waterfront redevelopment, including the V&A Dundee, which opened in September 2018, alongside attractions such as RRS Discovery and HMS Unicorn. The city also offers a rich cultural scene, with museums, art centres and theatres including The McManus: Dundee's Art Gallery & Museum and Dundee Contemporary Arts. Dundee combines culture, history and education, with two football clubs, the University of Dundee and Abertay University, and the renowned Ninewells Hospital. Residents and visitors benefit from a wide choice of bars, restaurants and amenities, as well as excellent transport links via the mainline railway, airport and the A90 trunk road between Edinburgh and Aberdeen.

FOR VIEWING:

By appointment only

Contact Lindsays on:

01382 802050 dundeeproperty@lindsays.co.uk property.lindsays.co.uk

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