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4 Tircarra Place,
Broughty Ferry, DD5 2QE







Spacious semi-detached house in a sought after residential area perfect for the growing family

2 Bed | 2 Bath | 2 Reception

This semi-detached house offers spacious and versatile family accommodation over two levels, set within a quiet cul-de-sac in the Barnhill area. Conveniently located close to a wide range of local amenities, including reputable schools, shops, leisure facilities and excellent transport links, the property provides easy access to Dundee city centre by both car and public transport.

The accommodation comprises on the ground floor an entrance vestibule leading into the reception hallway, a bright and generously proportioned lounge with doors to the dining room which could be used as a 3rd bedroom if required, kitchen fitted with space for appliances, and a bathroom. The upper level has two double bedrooms with fitted wardrobes, and a shower room. Outside the front garden is chipped for low maintenance with driveway providing off-street parking and leading to the garage. The rear garden has a lawn, shrubs and sunken patio and garden shed. Additional benefits include double glazing and gas central heating, along with new front and back doors installed within the last 12 months. Included in the sale are all fitted floor coverings, window blinds where fitted, cooker (no warranty provided) and the garden shed.

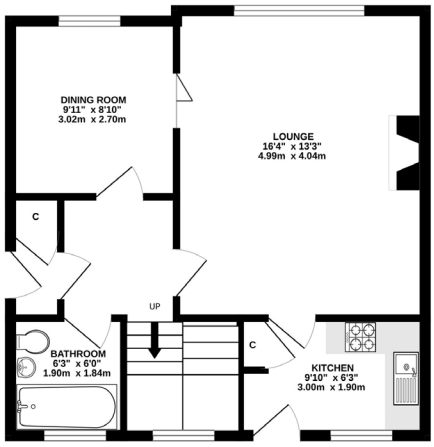
This lovely home is expected to attract interest from a variety of purchasers. Early viewing is highly recommended to fully appreciate and to avoid disappointment.

Offers Over £195,000

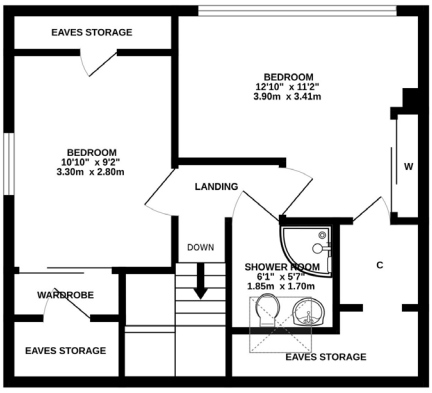
Features

- Entrance vestibule & reception hall
- Lounge
- Dining room/bedroom 3
- Kitchen
- Two bedrooms
- Bathroom
- Shower Room
- Gas central heating
- Double glazing
- Garage & Gardens
- EPC Rating D

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.