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7 Vorlich Avenue,
Broughty Ferry DD5 3UJ







Beautifully Presented Detached Villa in a Sought-After Family Location

4 Bed | 2 Bath | 2 Reception

Situated within the highly desirable Vorlich Avenue, this beautifully presented detached villa offers spacious and versatile family accommodation in true move-in condition. Ideally located for easy access to local shops, commuter transport links and highly regarded primary and secondary schooling, this is a fantastic opportunity to acquire a superb family home in a popular residential setting.

The accommodation is thoughtfully arranged over two levels and comprises a bright and spacious lounge, dining room, fitted kitchen and convenient WC. The former garage has been successfully converted and provides excellent additional living space, currently utilised as a playroom but equally suitable as a family room, home office or ground floor bedroom. On the upper level, the principal bedroom benefits from a built-in wardrobe and en-suite shower room. There are two further generous double bedrooms and a family bathroom fitted with a shower over the bath.

Additional features include double glazing, gas central heating and a partially floored attic providing useful storage space.

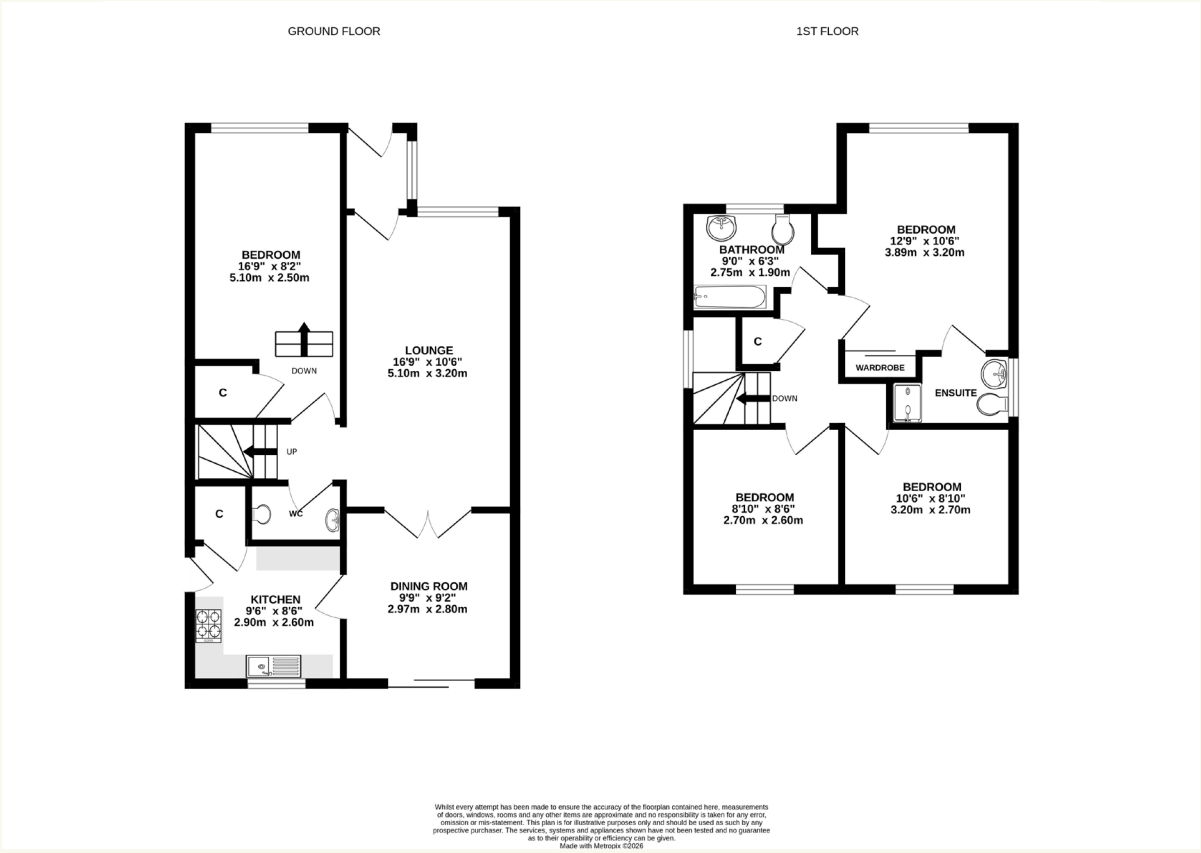
Externally, the property enjoys a well-maintained front garden and monobloc driveway. To the rear, the fully enclosed garden is predominantly laid to lawn and complemented by paved seating areas and a variety of mature plants and shrubs, creating an ideal outdoor space for both families and entertaining.

Early viewing is highly recommended to fully appreciate the quality, flexibility and excellent location of this impressive home.

Offers Over £280,000

Features

- Hall
- Bright and spacious lounge
- Dining room
- Fitted Kitchen
- Principal bedroom with fitted wardrobe and en-suite shower room
- Two further double bedrooms
- Ground floor bedroom/ playroom
- Family Bathroom
- WC
- Gardens
- Driveway
- EPC Rating C









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

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