



RSB/lindsays

24 Balmossie Meadow
Broughty Ferry, DD5 3GG

*"A beautiful executive, detached villa
on a prime corner site"*

- Entrance Vestibule & Hallways
- Lounge & Family Room
- Kitchen/Dining, Utility Room & Cloakroom/WC
- Master Bedroom with En-Suite
- Guest Bedroom with En-Suite
- 2 Further Double Bedrooms
- Family Bathroom
- Double Glazing & Gas Central Heating
- Large Garden
- Double Garage & Driveway

EPC Rating C

OFFERS OVER £375,000



Description

RSB Lindsays are delighted to offer to market this attractive executive detached villa situated on a corner site within the highly desirable Balmossie Estate in Dundee.

This modern family home is in move in condition and offers spacious and adaptable accommodation over two levels. Practical benefits include gas central heating and double glazing. Included in the sale are the carpets, floorcoverings and blinds where fitted along with the induction hob and electric oven, integrated combination microwave, dishwasher and coffee machine. Other items may be available by separate negotiation. A small monthly factors fee applies.

The accommodation comprises a spacious, bright lounge, family room, modern fitted kitchen with appliances listed, ample room for dining and French doors to the rear patio, useful utility and cloakroom/WC. On the upper level the lovely master bedroom benefits from fitted wardrobes and en-suite mains shower, guest bedroom with fitted wardrobe and en-suite mains shower, two further bedrooms and family bathroom with separate mains shower.

Externally this home occupies an elevated corner position offering panoramic views over the countryside. The large rear garden benefits from decked areas on different levels and elevated area laid with Astroturf, all for easy maintenance and ideal for summer family entertaining. At the front of the property lies a sizable driveway leading to the double garage.

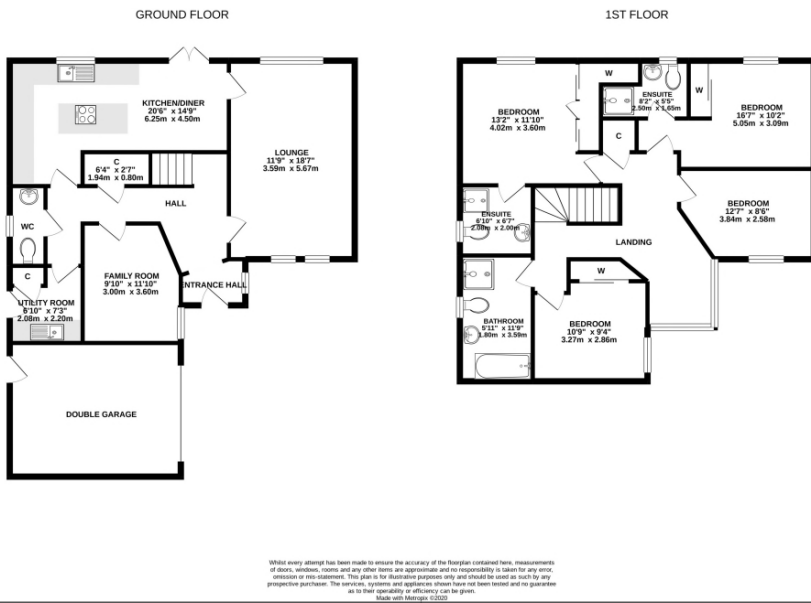
This is an excellent family home in a lovely situation and early viewing is highly recommended.

Area

Broughty Ferry is a prestigious suburb situated on the north shore of the River Tay with beachfront, harbour, supermarkets, retail shopping, bars, restaurants, banks, library, primary and secondary schooling and within a short drive from Dundee city centre which offers all the amenities and commerce expected of a major city. There is a main line Railway Station at Dundee with services north and south, including a sleeper service to London. Dundee Airport offers flights to London. The A90 dual carriageway offers easy access to Aberdeen and to Perth, Edinburgh and Glasgow. 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.

Viewing

By appointment through RSB Lindsays on 01382 802050 of Client on 07810 432 131 after 6pm and weekends.



T: 01382 802050 E: dundeeproperty@lindsays.co.uk W: property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with RSB 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.