

Start your year with a *house move*



## We can guide you through the *property market*

Selling a home is one of the largest financial transactions you'll ever make, so it pays to take expert advice. With excellent experience and local market knowledge our estate agency team can help you take advantage of the sellers' market

If you are thinking about selling your home, you'll want expert advice to help you achieve the best price and sales conditions that suit you. So if you're encouraged by the strong prices and demand in Tayside and are thinking of selling, we can help you master the market.

From advising you on whether to go for 'offers over' or fixed price, to helping you find the right buyer, to negotiating the sale, our experience and local market knowledge and contacts database will be invaluable in securing you the best sale price and terms.

Other reasons to choose RSB Lindsays include:

- **We know the market.** Demand can vary from week to week and street to street, and our up-to-date local knowledge is invaluable for setting prices and marketing strategies.
- **We believe that no two sales are the same.** There's no one-strategy-fits-all in selling property, and we'll always take the time to listen, learn, discuss and explain.
- **We'll put your home in front of the right people.** We have a large database of buyers looking in your area and we'll send them alerts about your property.
- **We'll get you started with a free, no-obligation appraisal of your property,** using our market knowledge to help you decide if and when to sell.

If you'd like to discover more about how we can help you move, come and speak to us in our City Centre office, or call us to arrange a free appraisal.



## 7 Reresmount Place Broughty Ferry

Offers Over £450,000

This striking detached, split-level bungalow is situated in a quiet Broughty Ferry cul-de-sac and enjoys views to the River Tay and beyond.



4 Bedrooms | 3 Receptions | 2 Bathrooms | EPC Band D

## Linkview, 9 Links Parade Carnoustie

Offers Over £350,000

A rare opportunity to purchase a semi-detached villa with four bedrooms directly opposite the 1st tee and 18th green on the championship golf course in Carnoustie.



4 Bedrooms | 2 Receptions | 2 Bathrooms | EPC Band D

## 1 Knowes Loan, Barry Carnoustie

Offers Over £350,000

A well-presented family home in the countryside with a large garden which has the potential for development and has approved planning consent subject to conditions.



4 Bedrooms | 3 Receptions | 2 Bathrooms | EPC Band G

# 1 Elm Rise

## Broughty Ferry

Offers Over £340,000

A modern and stylish bungalow with a double garage and lovely gardens, located in a quiet residential area on the outskirts of Dundee. This property would make an ideal purchase for large or growing families.



4 Bedrooms | 2 Receptions | 3 Bathrooms | EPC Band C

# 15 Ardestie Street

## Monifieth

Offers Over £335,000

Located in Monifieth, this attractive, four-bedroom extended villa has lovely views towards the River Tay and Fife.



4 Bedrooms | 2 Receptions | 2 Bathrooms | EPC Band C

# Burnside Cottage, Auchterhouse

## Dundee

Offers Over £325,000

A delightful bungalow located in the country village of Auchterhouse and boasting lovely open views of the surrounding farmland.



4 Bedrooms | 2 Receptions | 3 Bathrooms | EPC Band C

## 11 Richmond Terrace Dundee

Offers Over £325,000 | UNDER OFFER

This spacious Victorian townhouse is in need of upgrading, but offers great potential and is situated in the desirable Magdalen Green area of Dundee.



4 Bedrooms



2 Receptions



1 Bathroom



EPC Band D

## 113 Kinghorne Road Dundee

Fixed Price £305,000

An opportunity to purchase a highly desirable detached, five-bedroom property with Tay views, in a popular central location.



5 Bedrooms



4 Receptions



3 Bathrooms



EPC Band C

## 18 Oak Loan, Baldovie Broughty Ferry

Offers Over £300,000

Situated in the popular Ballumbie Estate, this executive villa is in excellent decorative order throughout and includes a private rear garden and two garages.



4 Bedrooms



2 Receptions



3 Bathrooms



EPC Band C

## Paradise Cottage East, Grange Road, Monifieth

Offers Over £295,000

This stone-built, semi-detached cottage was originally constructed in 1853 and has been tastefully refurbished and extended throughout to provide spacious living accommodation.



3 Bedrooms



1 Reception



2 Bathrooms



EPC Band C

# Selling your property *the modern way*

## Technology has opened up amazing possibilities when it comes to buying and selling houses

Digital technology, video, smartphones, apps and the Internet have transformed the way people market their property or search for a new home.

Slideshows, video and floorplans offer wonderful opportunities for showcasing property at its best, and potential buyers from all over the world can 'view' property virtually.

As a result, we now see people buy or rent property purely on the basis of video, Facetime tours and Google Streetview, without even physically seeing it.

However, the rise of online tools and agencies has not removed the value

of traditional estate agency skills. It's as important as ever to get good advice on when is the best time to put a home on the market, and at what price; or when to accept an offer and when to hold out for a better one.

Also key to a successful sale is putting a home in front of the right people – as opposed to lots of the wrong people.

We saw a recent example of this where a flat had been marketed solely via an online platform, and attracted just two viewers.

The sellers then opted for a more 'traditional' approach, including putting it on a Solicitors Property Centre website as well as other online property portals. The flat attracted 19 viewers in a single weekend, and was sold after two days for five per cent over the Home Report valuation.

With over 3000 properties listed through TSPC member firms in 2017, it's clear that buying and selling through legal firms retains its attraction.

If you're thinking of selling or buying this year, modern digital and online tools will certainly ease your task. But so too will 'old-fashioned' aids like local knowledge and contacts. Put together, they're a powerful combination.

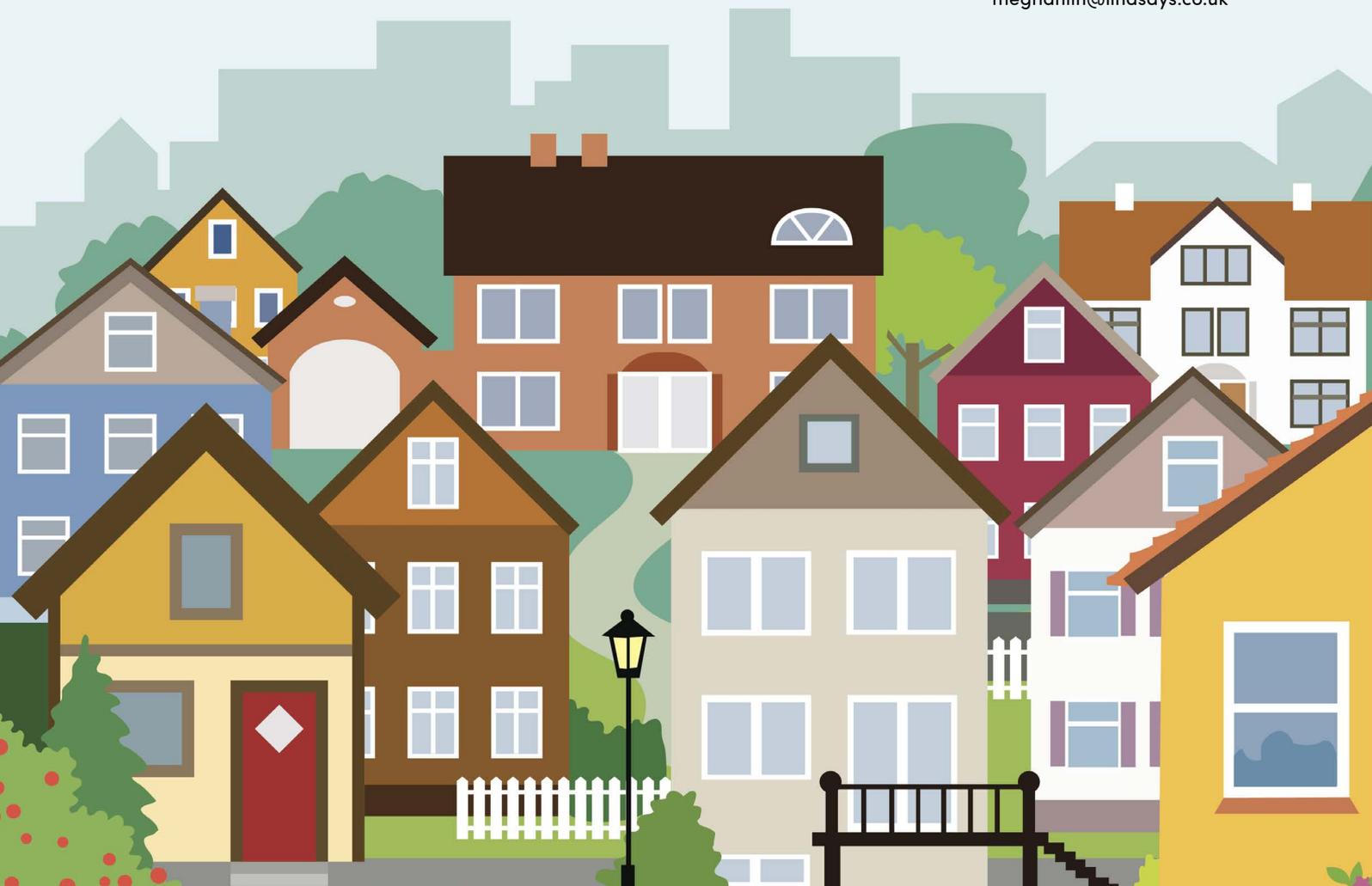
Source: Tayside Solicitors Property Centre



**Meg Hanlin**

Property Manager

[meghanlin@lindsays.co.uk](mailto:meghanlin@lindsays.co.uk)



## South Winds, 13 Castle Huntly Holdings, Longforgan

Offers Over £280,000

An extended, three-bedroom cottage set within beautiful landscaped gardens which have been maintained to a very high standard.



3 Bedrooms



1 Reception



2 Bathrooms



EPC Band D

## 50 Victoria Road Broughty Ferry

Fixed Price £258,000 | UNDER OFFER

A unique, semi-detached villa attached to a former mansion house located in central Broughty Ferry near to all amenities.



3 Bedrooms



2 Receptions



1 Bathroom



EPC Band E

## 59 Thomas Street Carnoustie

Fixed Price £235,000

A four-bedroom, detached family home located in the popular coastal town of Carnoustie. A large patio wraps the side of the property and is ideal for summer family dining.



4 Bedrooms



2 Receptions



2 Bathrooms



EPC Band C

## 7 Eassie Terrace Dundee

Offers Over £230,000 | UNDER OFFER

A well-presented and extended family home in a popular residential area situated in a quiet location in the West End of Dundee.



4 Bedrooms



1 Reception



2 Bathrooms



EPC Band D

## 21 Sanderson Place, Newbigging Broughty Ferry

Offers Over £230,000

Located in a peaceful cul-de-sac in the village of Newbigging, this spacious property benefits from two garages and an enclosed rear garden.



4 Bedrooms



3 Receptions



2 Bathrooms



EPC Band E



### *Audrey Lafferty joins our estate agency team in Dundee as Property Manager*

Audrey has over 30 years' experience in assisting clients across Scotland with the purchase, letting and sale of residential property. She's adept at helping clients find the right home to suit their needs.

To contact Audrey:

[audreylafferty@lindsays.co.uk](mailto:audreylafferty@lindsays.co.uk), 01382 868090

*“ Dundee has a thriving market and I look forward to working with the team to ensure all our clients receive the highest quality service. ”*

Audrey, Property Manager

## 23 Esk Gardens Carnoustie

Offers Over £210,000

A modern family home in Carnoustie which is in good decorative order throughout and includes a rear garden with a paved patio, ideal for summer entertaining.



3 Bedrooms



1 Reception



2 Bathrooms



EPC Band C

## 14 Broomwell Gardens Monikie

Offers Over £205,000

Situated in Monikie, a village on the outskirts of Dundee, this spacious three-bedroom property would make an ideal purchase for a growing family.



3 Bedrooms



4 Receptions



2 Bathrooms



EPC Band F

## 10 Balmashanner Rise Forfar

Offers Over £190,000

A well-presented, detached bungalow situated in a quiet cul-de-sac in Forfar.



3 Bedrooms



1 Reception



1 Bathroom



EPC Band C

## 19 Caird House, 4 Scrimgeour Place, Dundee

Fixed Price £189,000

An attractive penthouse apartment in 'Caird House' which benefits from an elevated position with stunning views over the City and River Tay.



3 Bedrooms



1 Reception



1 Bathroom



EPC Band C

## 21 Elmwood Road Dundee

Offers Over £185,000 | UNDER OFFER

A great opportunity to purchase an adaptable, semi-detached property with four bedrooms and off-street parking.



4 Bedrooms



1 Reception



1 Bathroom



EPC Band D

## 91 Gleneagles Avenue Dundee

Offers Over £185,000

A spacious property where the rear garden is enclosed and laid mainly in lawn with a patio area making it ideal for family entertaining.



4 Bedrooms



2 Receptions



1 Bathroom



EPC Band C

## 60 Linefield Road Carnoustie

Fixed Price £170,000 | UNDER OFFER

An attractive three-bedroom property with a garage and off-street parking for multiple vehicles.



3 Bedrooms



2 Receptions



1 Bathroom

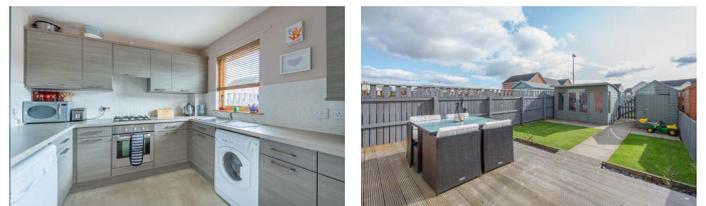


EPC Band D

## 17 Green Julian Place Inchture

Fixed Price £168,000 | UNDER OFFER

A modern terraced villa in the village of Inchture. The south-facing rear garden boasts attractive decking and a lovely open outlook.



3 Bedrooms



1 Reception



2 Bathrooms



EPC Band C

# Cohabitees – whose *house* is it anyway?

More and more couples are choosing to live together before getting married, but what happens to the home in the event of a relationship breakdown?

Making the decision to live together is often a milestone decision for a relationship, and on a practical level it is usually more convenient and cheaper than living separately.

Many people mistakenly believe that their rights as cohabitees are the same as if they were married. This is not the case. Unmarried couples have some

legal rights if their relationship breaks down or if one of them dies, but they are very different to those which apply to a married couple and can be difficult and expensive to pursue. This can often lead to unforeseen problems if a couple decide to break up.

A simple cohabitation agreement can set out what each partner is entitled to if they split – especially important if they are buying property together. The agreement should also anticipate arrangements for changes such as having children, or be updated as and when circumstances change.

Drawing up a cohabitation agreement may not seem the most romantic of steps for a

couple moving in together. But neither are most arrangements around finances, mortgage payments, and what happens if someone leaves or dies.

Many cohabitees don't think of making such an agreement themselves, or are shy about suggesting one. In that case, a nudge from a third party – parent, relative, friend or adviser – can be helpful.



**Jennifer Gallagher**  
Partner, Family Law

## 33 Roundyhill Monifieth

Overs over £168,000

Located in a desirable area of Monifieth, this bungalow is in move-in condition and includes an enclosed rear garden.



3 Bedrooms



1 Reception



1 Bathroom



EPC Band D

## 3 Rhynie Road Broughty Ferry

Fixed Price £165,000

A semi-detached family home with three bedrooms and a garage located in Broughty Ferry.



3 Bedrooms



1 Reception



1 Bathroom



EPC Band D

## 103 Chapman Drive Carnoustie

Offers Over £165,000

This semi-detached family home located in a popular residential area of Carnoustie, has a lovely, bright conservatory and has been neutrally decorated throughout



 3 Bedrooms |  2 Receptions |  1 Bathroom |  EPC Band D

## 26 MacDonald Smith Drive Carnoustie

Offers Over £165,000 | UNDER OFFER

A great opportunity to purchase a lovely three-bedroom, semi-detached villa located in a popular residential area of Carnoustie. The property includes a neat front garden.



 3 Bedrooms |  1 Reception |  1 Bathroom |  EPC Band D

## 129 Coupar Angus Road, Muirhead Dundee

Fixed Price £160,000 | UNDER OFFER

A family home which offers extremely spacious and versatile accommodation over two levels and is presented in move-in condition.



 3 Bedrooms |  2 Receptions |  1 Bathroom |  EPC Band D

## 20 Craighhead Road Newport-On-Tay

Offers Over £150,000 | UNDER OFFER

Situated in Newport-on-Tay, this three bedroom, semi-detached villa is an ideal home for growing families.



3 Bedrooms



1 Reception



1 Bathroom



EPC Band E

## 85 Albert Street Dundee

Offers Over £149,000

A spacious mid-terraced townhouse over three floors within walking distance of Dundee City Centre. This property would suit landlords and owner-occupiers alike.



5 Bedrooms



3 Receptions



2 Bathrooms



EPC Band D

## G/R, 23 Blackness Avenue Dundee

Offers Over £145,000

This ground-floor apartment with period features is located in the sought-after West End of Dundee and has excellent access to local amenities.



2 Bedrooms



1 Reception



1 Bathroom



EPC Band C

## 4 Craighhead Road Newport-On-Tay

Offers Over £145,000

A well-presented, end-terraced property located within the popular town of Newport-on-Tay.



3 Bedrooms



1 Reception



1 Bathroom



EPC Band D

## 8 Belltree Gardens Broughty Ferry

Offers Over £140,000

A lovely two-bedroom, end-terraced bungalow situated in a quiet cul-de-sac in Broughty Ferry.



2 Bedrooms



1 Reception



1 Bathroom



EPC Band D

## 36 St Murdochs Crescent Arbroath

Offers Over £140,000

Located in Arbroath, this three-bedroom, semi-detached property has a bright and spacious conservatory to the rear with direct access to the garden.



3 Bedrooms



2 Receptions



1 Bathroom

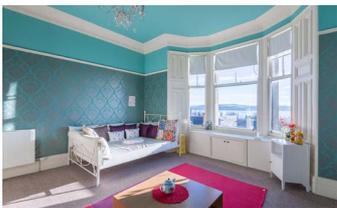


EPC Band D

## Top Right, 53A Perth Road Dundee

Offers Over £140,000 | UNDER OFFER

A great opportunity to purchase a top-floor flat with a feature bay window providing lovely views, located in Dundee's popular West End.



2 Bedrooms



1 Reception



1 Bathroom



EPC Band D

## 74 Sandyhill Road Tayport

Offers Over £135,000 | UNDER OFFER

A top-floor, main-door apartment with two double bedrooms in a popular residential location.



2 Bedrooms



1 Reception



1 Bathroom



EPC Band C



## Other ways we can *help you*

If you are a business, our legal advice can help you achieve your business objectives. If you are an individual, we can guide and support you and your family as you journey through life.

By taking the time to find out about your specific circumstances, we will help you plan for the unexpected as well as the expected. In addition to dealing with specific situations or issues, we can ensure that other problems do not arise. We believe that this approach produces the best results and the best long-term value for our clients.



**Angela Morrison, Partner**  
Residential Property



**Chris Todd, Partner**  
Residential Property



**Derek Duncan, Partner**  
Residential Property



**Duncan Mackinnon, Partner**  
Family Law



**Grant Johnson, Partner**  
Private Client



**Jennifer Gallagher, Partner**  
Family Law



**Kate Wyatt, Partner**  
Employment



**Maureen Collison, Partner**  
Commercial Property



**Peter Tweedie, Chairman and Partner**  
Corporate and Commercial



**Iain Penman, Director**  
Commercial Disputes and Litigation



**Miriam Rennet, Director**  
Commercial Property

## 50D Church Street Broughty Ferry

Offers Over £130,000

A centrally located, two-bedroom apartment in Broughty Ferry with excellent access to local amenities.



2 Bedrooms



1 Reception



1 Bathroom



EPC Band D

## 28/5 Forfar Road Dundee

Offers Over £130,000

This attractive end-terraced property, located in the Stobswell area of the city, has great potential and is in need of a degree of modernisation.



2 Bedrooms



2 Receptions



1 Bathroom



EPC Band F

## 64 Main Street Invergowrie

Offers Over £130,000

A well-presented, second and attic floor apartment forming part of a stone-built dwellinghouse with a private garden, located in the village of Invergowrie.



2 Bedrooms



1 Reception



1 Bathroom



EPC Band C

## 2E Abbotsford Place Dundee

Offers Over £128,000

This spacious and recently painted, top-floor flat is situated in the popular West End near to local amenities and benefits from new double glazed windows.



3 Bedrooms



1 Reception



1 Bathroom



EPC Band C

## 7 Colonsay Gardens Inchture

Fixed Price £127,000

A two-bedroom, semi-detached bungalow in a quiet cul-de-sac in Inchture, close to Dundee.



2 Bedrooms



1 Reception



1 Bathroom



EPC Band C

## 1A Gordon Park Kirriemuir

Offers Over £120,000

A tastefully presented and spacious ground-floor apartment situated within walking distance of Kirriemuir town centre.



2 Bedrooms



1 Reception



1 Bathroom



EPC Band C

## 2 Keathbank Mill, Balmoral Road Blairgowrie

Offers Over £115,000

This is a modern apartment on one level in an 'A' listed converted mill with lovely views over the River Ericht.



2 Bedrooms



1 Reception



1 Bathroom



EPC Band C

## 135 Balunie Drive Dundee

Offers Over £110,000 | UNDER OFFER

A well-presented, end-terraced family home situated in the very popular Douglas area of Dundee.



3 Bedrooms



1 Reception



1 Bathroom



EPC Band C

## 31 Bonneathill Place Dundee

Offers Over £105,000

An excellent opportunity to purchase a two-bedroom apartment over two levels with lovely views from the lounge over the River Tay and beyond.



2 Bedrooms



1 Reception



1 Bathroom



EPC Band C

## 10 Fruithill Forfar

Offers Over £100,000

A four-bedroom property which requires significant upgrading, but would suit a variety of purchasers, in a popular residential area.



4 Bedrooms



1 Reception



1 Bathroom



EPC Band D

## 10 Mains Drive Dundee

Offers Over £100,000 | UNDER OFFER

A well-presented, first-floor flat which includes three double bedrooms and a small rear garden area.



3 Bedrooms



1 Reception



1 Bathroom



EPC Band C

## 7 Barry Road Carnoustie

Offers Over £99,500

A charming one-bedroom, semi-detached cottage in the popular coastal town of Carnoustie. Externally there is a private south-facing rear garden and an enclosed drying area.



1 Bedroom



1 Reception



1 Bathroom



EPC Band D

## 75 Loons Road Dundee

Offers Over £99,000 | UNDER OFFER

A recently refurbished, two-bedroom flat forming part of a two storey block of four dwellings in Dundee.



2 Bedrooms



1 Reception



1 Bathroom



EPC Band E

## 56B Castle Street Broughty Ferry

Offers Over £95,000 | UNDER OFFER

A great opportunity to purchase a ground-floor flat which would appeal to a variety of purchasers. Externally there is a mutual rear garden with a private storage shed.



1 Bedroom



1 Reception



1 Bathroom



EPC Band D

## 54 Craigard Road Dundee

Offers Over £95,000 | UNDER OFFER

This two-bedroom, mid-terraced family home is presented in move-in condition situated to the north of Dundee City.



2 Bedrooms | 1 Reception | 1 Bathroom | EPC Band D

## 70 Braehead, Methven Walk Dundee

Offers Over £93,000 | UNDER OFFER

This modern top-floor apartment is located in the popular former 'Cox's Mill, A-listed building and would suit both first time buyers and investors.



1 Bedroom | 1 Reception | 1 Bathroom | EPC Band C

## 40 Lilybank Terrace Dundee

Offers Over £90,000

A well-presented maisonette flat situated within walking distance of Dundee City Centre.



3 Bedrooms | 1 Reception | 1 Bathroom | EPC Band D

## 71 Braehead, Methven Walk Dundee

Offers Over £89,000 | UNDER OFFER

A modern and stylish apartment in a central location in the A-listed, former 'Cox's Mill' building in Dundee.



1 Bedroom | 1 Reception | 1 Bathroom | EPC Band C

## 21 Gardner Street Dundee

Offers Over £85,000 | UNDER OFFER

A ground-floor, two-bedroom apartment in a block of four which benefits from a private front garden and a rear garden plot with a garden shed and shared drying green.



2 Bedrooms | 1 Reception | 1 Bathroom | EPC Band D

## 3/R, 4 Peddie Street Dundee

Offers Over £85,000 | UNDER OFFER

A well-presented, one-bedroom flat in a well-maintained block of properties situated within walking distance of the city centre and universities.



1 Bedroom | 1 Reception | 1 Bathroom | EPC Band D

# Get in touch with our *property team*



**Angela Morrison**  
Partner



**Chris Todd**  
Partner



**Derek Duncan**  
Partner



**Maureen Collison**  
Partner



**Darren Leahy**  
Associate



**Emma Conway**  
Solicitor



**Julie Malone**  
Solicitor



**Audrey Lafferty**  
Property Manager



**Joy Stapley**  
Property Manager



**Meg Hanlin**  
Property Manager



**Catriona Bews**  
Sales Negotiator



**Debi Gaffney**  
Property Negotiator



**Gillian Petrie**  
Sales Negotiator



**Alison Ellis**  
Property Administrator



**Gillian Douglas**  
Property Administrator



**Lauren Walters**  
Property Administrator



## *Property shop*

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## *Legal services*

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