

Ready for your next move?
The market's just right



Want to take advantage of the *sellers' 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 guide you through the marketplace

Even in the current sellers' market, 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.

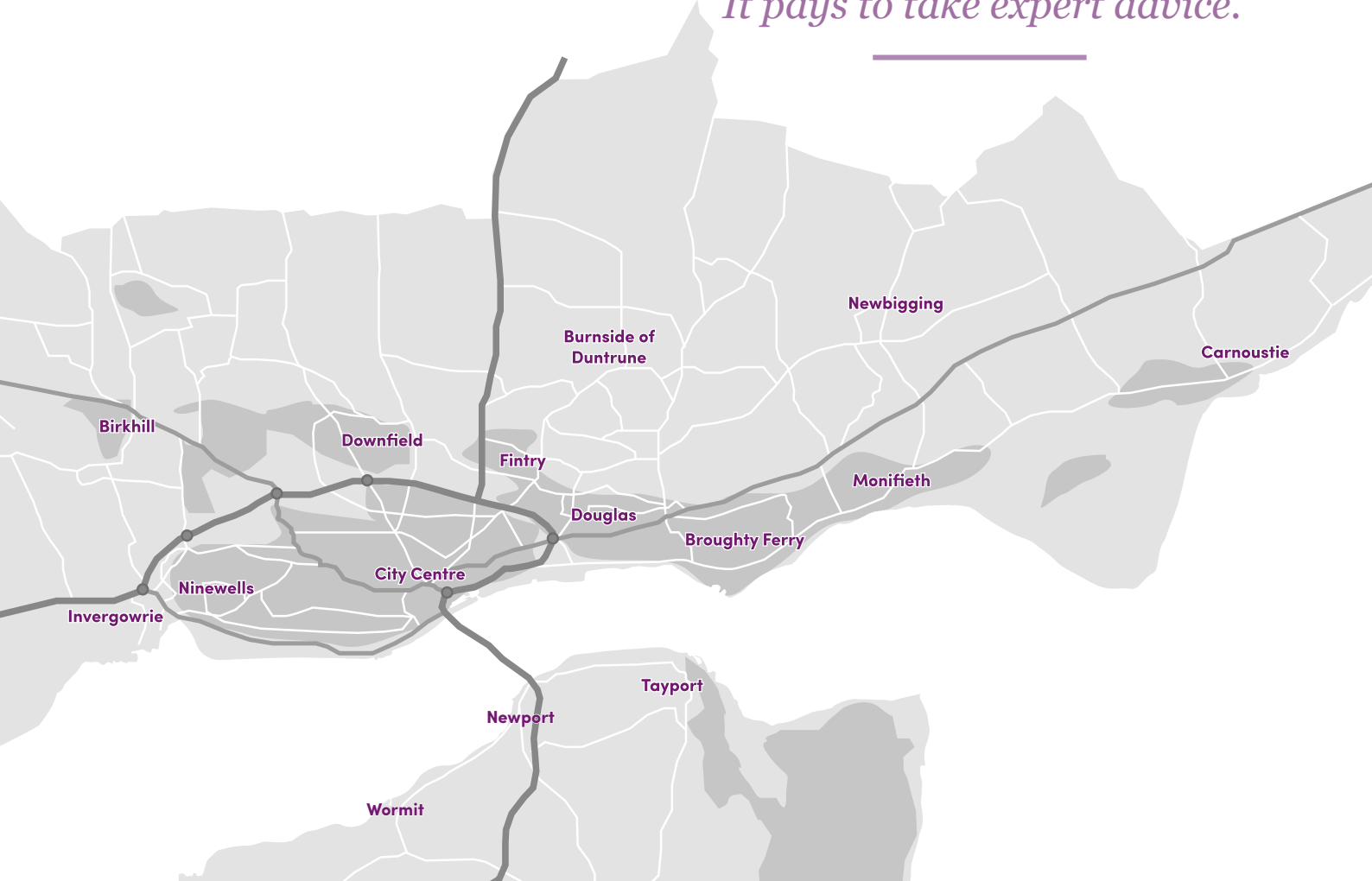
From advising you on whether to go for 'offers over' or fixed price, to helping you find the right buyer, to negotiating the sale, our experience and local market knowledge and contacts database will be invaluable in securing you the best sale price and terms.

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 sale is 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 speak to us in our City Centre office, or call us to arrange a free appraisal.

"It pays to take expert advice."



23 Fintry Place Broughty Ferry

Offers Over £575,000 | UNDER OFFER

A beautiful Victorian villa which seamlessly blends contemporary style with original features. The property boasts a sizeable garden and driveway, income generating solar panels and a large indoor pool.



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

The Old Manse, Invermark Terrace Broughty Ferry

Offers Over £560,000

This magnificent former Manse was built in 1912 and is set in beautiful landscaped gardens in a prestigious area of Broughty Ferry.



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

17 Osprey Rise, Fowlis by Dundee

Offers Over £450,000

A stunning villa which has recently been refurbished throughout and includes a large rear garden and double garage with additional driveway parking.



5 Bedrooms | 3 Receptions | 3 Bathrooms | EPC Band C

Bonavista, Panmure Road

Monikie

Offers Over £425,000

A unique detached family home which offers extremely spacious and versatile accommodation over two levels whilst enjoying stunning panoramic views of the local countryside and beyond to the River Tay Estuary.



5 Bedrooms | 2 Receptions | 4 Bathrooms | EPC Band E

Balshando Cottage, West Lundie by Dundee

Offers Over £395,000

A charming detached cottage in a semi-rural location with extensive gardens. The sale includes currently licensed kennel buildings.



4 Bedrooms | 2 Receptions | 1 Bathroom | EPC Band E

1 Eastbankhead Farm Cottage Monikie

Offers Over £390,000

This beautifully presented extended cottage includes original stonework, a south-facing lounge and is situated only minutes from Broughty Ferry.



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

The Coach House, Reres Road Broughty Ferry

Offers Over £380,000 | UNDER OFFER

This listed former coach house, full of character and charm, which is well-presented throughout offering an adaptable family home.



4 Bedrooms



2 Receptions



2 Bathrooms



EPC Band E

1 Wellbank Farm Steadings Dundee

Offers Over £365,000

A spacious three-bedroom property forming part of a tastefully converted steading located just outside the village of Wellbank.



3 Bedrooms



2 Receptions



3 Bathrooms



EPC Band C

63 Clepington Road Dundee

Offers Over £350,000

This detached period dwellinghouse is situated in a desirable residential area and is in excellent decorative order throughout.



4 Bedrooms



2 Receptions



1 Bathroom



EPC Band D

Dunvegan House, Kirkden Forfar

Fixed Price £335,000

A deceptively spacious, six-bedroom extended bungalow with a double garage. The property includes sixteen income generating solar panels.



6 Bedrooms



2 Receptions



2 Bathrooms



EPC Band D

Helping you build *new homes*

Whether it's your first time converting a property or you've built new homes for decades, you want the backing of a team who'll bring legal expertise, commercial sense and local knowledge.

We'll support you every step of the way, from acquiring a site to selling and marketing every home at a good price; from negotiating contracts to avoiding costly pitfalls and delays; from advising on a site's development potential to conveyancing.

We can also help you negotiate section 75 agreements and ensure compliance with the NHBC Consumer Code.

If you would like to know more about our experience, local knowledge and the new build services we can offer you, contact our new homes team.



Derek Petrie, Partner



Miriam Rennet, Director



Darren Leahy, Associate



Meg Hanlin, Property Manager



Malt Loan, Carnoustie

DJ Laing Homes

Prices from £165,000

Malt Loan offers a selection of two, three and four bedroom homes in a popular location, available for entry from the end of this year. The development occupies the former Maltings site in Carnoustie and each property includes integrated solar panels and a 10 year NHBC guarantee. Pictured is the show home, one of the four-bedroom detached styles on offer.



*Images are of the development show home

Foggyley Gardens, Dundee

Strathmore Homes (Scotland)

Prices from £195,000

We are delighted to market this exclusive development of family homes at Foggyley Gardens, to the north-west of Dundee city centre. On offer is a selection of three bedroom detached houses each with their own private garden, driveway and PV solar panels.



*Images are CGI representations of the development and may be subject to change



43 Albert Road Broughty Ferry

Offers Over £300,000 | UNDER OFFER

Located in Broughty Ferry, this stunning B-listed ground and upper floor apartment forms part of a detached Victorian mansion house.



4 Bedrooms



1 Reception



2 Bathrooms



EPC Band D

11 Esk Gardens Carnoustie

Offers Over £285,000

A modern family home in a sought-after location, which is in excellent decorative order throughout and includes a garage with off-street parking.



4 Bedrooms



2 Receptions



3 Bathrooms



EPC Band C

50 Victoria Road Broughty Ferry

Offers Over £270,000 | UNDER OFFER

An attractive, converted property attached to a former mansion house in a desirable Broughty Ferry location.



3 Bedrooms



2 Receptions



1 Bathroom



EPC Band E

11A Thomson Street Dundee

Offers Over £255,000 | UNDER OFFER

An upper dwellinghouse over two levels in the heart of the popular West End. The property has been tastefully decorated and includes a double garage.



3 Bedrooms



2 Receptions



1 Bathroom



EPC Band D

Endrigg, Newbigging Road Tealing

Offers Over £230,000

An opportunity to purchase a semi-rural, detached bungalow only a short drive from the A90 dual carriageway making it ideal for commuters.



3 Bedrooms



2 Receptions



2 Bathrooms



EPC Band D

52 Orchard Way Inchture

Offers Over £230,000

An attractive detached family home which enjoys open countryside views and includes an enclosed rear garden laid with gravel and lawn and a raised patio deck.



4 Bedrooms



3 Receptions



2 Bathrooms



EPC Band C

21 Princes Street Monifieth

Offers Over £230,000

A beautifully presented semi-detached property which retains many attractive period features, including ornate coving and corning.



4 Bedrooms



2 Receptions



1 Bathroom



EPC Band E

Beach Cottage, 10 South Balmossie Street, Monifieth

Offers Over £225,000 | UNDER OFFER

Situated a stone's throw away from the beach, this charming Edwardian home provides a rare opportunity to purchase a beach-side property close to Dundee.



3 Bedrooms



3 Receptions



1 Bathroom



EPC Band E

20A Elliot Street Arbroath

Offers Over £225,000

An elegant, detached property with separate garage in a popular location, ideal for young or growing families.



4 Bedrooms



2 Receptions



1 Bathroom



EPC Band C

59 Mains Loan Dundee

Fixed Price £219,000

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



2 Bathrooms



EPC Band D

108 William Fitzgerald Way Dundee

Offers Over £215,000

This attractive family home has three bedrooms, a private rear garden and a long driveway providing off-street parking for several vehicles.



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

7 The Holdings, Kingswell Road Longforgan

Fixed Price £199,000 | UNDER OFFER

This detached countryside bungalow is located on the outskirts of Longforgan and offers stunning south-facing views.



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

52 Kingsway Dundee

Offers Over £190,000

A great opportunity to purchase a detached villa with a driveway and garage. The property would benefit from upgrading, but offers the opportunity to create your own family home.



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

1 Castle Street Tayport

Fixed Price £185,000 | UNDER OFFER

A spacious, end-terraced villa is linked by a partial wall to another neighbouring property and includes a front and rear garden.



3 Bedrooms | 3 Receptions | 1 Bathroom | EPC Band E

Demand for Dundee property *remains strong*

Dundee's housing market has been active throughout 2017. With demand still outstripping supply, it's a good market for sellers. Because of this, we're seeing more sellers setting closing dates – a trend that's also apparent in strong markets such as Edinburgh.

The market is very active in the usual hotspots of the West End and Broughty Ferry, but also in more affordable areas such as St Marys, Douglas, Downfield and Brackens.

Over the past 12 months, average prices in Dundee have risen 2.4%, according to the latest available Registers of Scotland (RoS) figures, published in July 2017. So it seems that events in the wider world – from Brexit to June's general election – are not denting prices or confidence.

Our own experience is that buyers and sellers in Dundee, and beyond, have a 'just get on with life' mentality.

Since the 2008 credit crunch, the market is used to operating in an unpredictable political and economic landscape, so Brexit and the UK election just come as 'more of the same'.

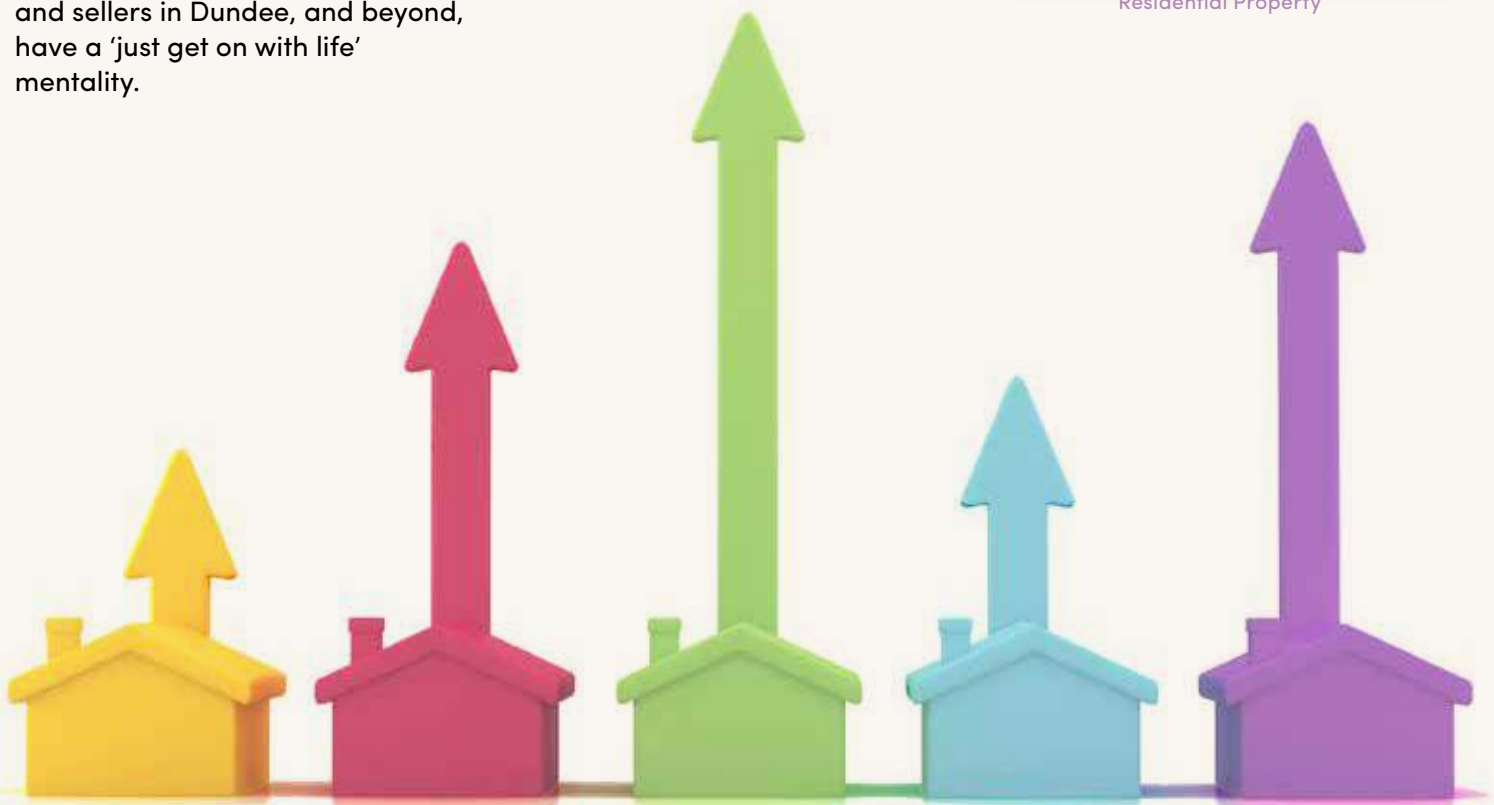
This is reassuring for both sellers and buyers. It is also encouraging to see that interest rates are predicted to remain low as this will help to keep the marketplace in Dundee and surrounding areas active as we move into autumn.

If you're thinking of selling this autumn, professional advice and market knowledge will help you achieve a good price and good sale conditions, and make the most of the demand for property in Dundee.

“Demand is buoyant across the region”



Chris Todd, Partner
Residential Property



2 Kinpurnie Drive Alyth

Offers Over £169,000

A lovely, detached three-bedroom bungalow with off-street parking and a garage, situated in a cosy cul-de-sac close to Blairgowrie.



3 Bedrooms



1 Reception



1 Bathroom



EPC Band C

11 Portpatrick Terrace Monifieth

Offers Over £167,000 | UNDER OFFER

An appealing, mid-terraced house located in a popular residential area with easy access to local amenities in Monifieth.



3 Bedrooms



1 Reception



1 Bathroom



EPC Band C

19 Silport Place Carnoustie

Offers Over £165,000

A three-bedroom, semi-detached property which has been well styled and includes a west-facing garden, located in a quiet cul-de-sac.



3 Bedrooms



1 Reception



1 Bathroom



EPC Band C

43 John Street Arbroath

Fixed Price £149,000

Located in Arbroath, this attractive property enjoys sea views and is close to local amenities. This home would suit a variety of purchasers from families to investors.



4 Bedrooms



1 Reception



2 Bathrooms



EPC Band D

An *open* house

Our commitment to good service includes complete transparency over fees and costs

We've made transparency a key principle in our property services. There are no surprise fees squirrelled away in the small print, no additional expenses buried at back of the paperwork. Every cost is fully explained upfront.

It's yet another way in which our property team will ease your move.

Hazel Cottage, Lilybank Street Friockheim

Offers Over £145,000

This is a charming, semi-detached rural cottage located in the popular village of Friockheim with a delightful rear garden.



3 Bedrooms



1 Reception



1 Bathroom



EPC Band D

7C Maule Street Monifieth

Overs over £140,000

A great opportunity to purchase a well-presented upper apartment within a period villa boasting stunning views across the River Tay and beyond



2 Bedrooms



1 Reception



1 Bathroom



EPC Band E

103 Hamilton Street Broughty Ferry

Offers Over £135,000 | UNDER OFFER

An excellent opportunity to purchase a three-bedroom, mid-terraced property which may benefit from a degree of modernisation and redecorating.



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

130 Linefield Street Carnoustie

Offers Over £135,000

This semi-detached bungalow is in need of upgrading and would allow a purchaser to make this home their own through modernisation.



2 Bedrooms | 2 Receptions | 1 Bathroom | EPC Band C

19 Methven Walk Dundee

Offers Over £130,000

A terraced bungalow situated in a secure courtyard in the popular Braehead complex of Dundee and would be attractive to investors and first-time buyers.



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

7 Colonsay Gardens Inchture

Offers Over £129,000

A well-presented, semi-detached bungalow located in a quiet cul-de-sac in the village of Inchture.



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

2 Earlston Place Carnoustie

Fixed Price £125,000

This is a spacious first floor, main-door apartment entered via an external stair and forming part of an attractive modern building in Carnoustie.



2 Bedrooms



1 Reception



1 Bathroom



EPC Band C

117C Arbroath Road Dundee

Offers Over £105,000

A two-bedroom, first floor apartment which enjoys a south-facing lounge as well as lovely views across Baxter Park and to the River Tay.



2 Bedrooms



1 Reception



1 Bathroom



EPC Band C

Flat 17, Auchterhouse Park Dundee

Offers Over £105,000

This is an attractive, main-door apartment forming part of a B-listed building which was converted to provide accommodation in a beautiful countryside location.



1 Bedroom



1 Reception



1 Bathroom



EPC Band D

1/R, 8 Baxter Park Terrace Dundee

Offers Over £90,000

A freshly painted, first floor flat with two bedrooms and a shared garden in the popular Baxter Park area of Dundee.



2 Bedrooms



1 Reception



1 Bathroom



EPC Band D

Flat 44, Hometay House, High Street , Monifieth

Fixed Price £90,000

An attractive second floor retirement apartment offering 'independent living' in sought-after Monifieth positioned close to local amenities.

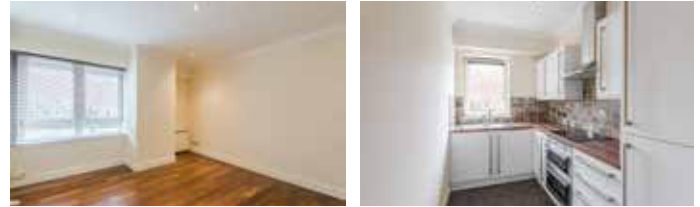


 1 Bedroom |  1 Reception |  1 Bathroom |  EPC Band C

9 Kilberry Court Dundee

Offers Over £90,000 | UNDER OFFER

This is a bright and spacious two-bedroom, ground floor apartment in a modern block of similar properties.



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

3/1, 2 Francis Street Dundee

Offers Over £87,500 | UNDER OFFER

A top floor flat located in a popular residential area of Dundee in close proximity to all local amenities and bus routes.

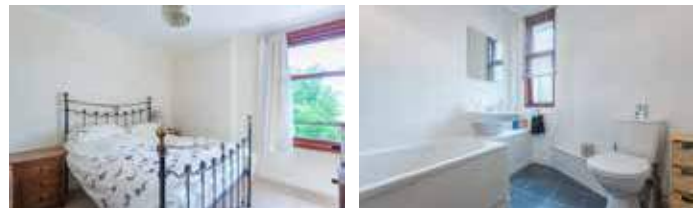


 3 Bedrooms |  1 Reception |  1 Bathroom |  EPC Band C

1F Moncur Crescent Dundee

Offers Over £85,000

A stylish two-bedroom, top floor flat in move-in condition having been recently redecorated throughout.



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



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



Derek Petrie, Partner
Residential Property



Duncan Mackinnon, Partner
Family Law



Grant Johnson, Partner
Private Client



Iain Penman, Partner
Commercial Disputes and Litigation



Jennifer Gallagher, Partner
Family Law



Kate Wyatt, Partner
Employment



Maureen Collison, Partner
Commercial Property



Peter Tweedie, Chairman and Partner
Corporate and Commercial



Ross Paton, Consultant
Private Client

G/R, 4B Loganlee Terrace Dundee

Offers Over £78,000

A two-bedroom, ground floor flat in the popular Pentland area which would be ideally suited to a first-time buyer.



2 Bedrooms



1 Reception



1 Bathroom



EPC Band C

55 Dunkeld Place Dundee

Offers Over £75,000

A fantastic opportunity to purchase a first floor flat located in a popular area to the West of the city, near to Ninewells Hospital.



1 Bedroom



1 Reception



1 Bathroom



EPC Band C

1/L, 5C Saggart Street Dundee

Fixed Price £75,000

A first floor flat with a shared garden close to the city centre. The property benefits from a spacious lounge with double aspect windows providing ample natural light.



2 Bedrooms



1 Reception



1 Bathroom



EPC Band C

Flat 7, 1 Annfield Street Dundee

Offers Over £70,000 | UNDER OFFER

An opportunity to purchase a freshly painted, third-floor flat located near both Universities and the West end of Dundee.



1 Bedroom



1 Reception



1 Bathroom



EPC Band C

5B Kerrsview Terrace Dundee

Offers Over £69,999

This ground floor flat, located in a popular residential area, is set in a block of similar style properties and would benefit from a degree of modernisation.



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

5F Moncur Crescent Dundee

Offers Over £68,000

An attractive top floor flat, which is in immaculate condition throughout and situated in a popular location.



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

86D Kemnay Gardens Dundee

Offers Over £65,000 | UNDER OFFER

A neutrally decorated, two-bedroom flat with a shared garden located to the east of Broughty Ferry.



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

4 Tullideph Road Dundee

Fixed Price £63,000

A top-floor, recently refurbished, flat located near the city centre and universities. Externally there is a mutual garden with lawn, paved patio and borders of shrubs.



1 Bedroom | 1 Reception | 1 Bathroom | EPC Band E

30G Springhill Dundee

Offers Over £58,000

A great opportunity to buy a well-presented top floor flat, with lovely views out to the River Tay, located within walking distance of Dundee city centre.



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

Flat 3/2, 20 Baldovan Terrace Dundee

Offers Over £45,000

A pleasant top floor flat in a block of similar style properties in a popular residential location, close to Baxter Park.



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

Get in touch with our property team



Angela Morrison
Partner



Chris Todd
Partner



Derek Duncan
Partner



Derek Petrie
Partner



Maureen Collison
Partner



Darren Leahy
Associate



Emma Conway
Solicitor



Julie Malone
Solicitor



Joy Stapley
Property Manager



Meg Hanlin
Property Manager



Catriona Bews
Sales Negotiator



Gillian Petrie
Sales Negotiator



Alison Ellis
Property Administrator



Debi Gaffney
Property Administrator



Gillian Douglas
Property Administrator



Lorna Byres
Property Administrator



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Property Administrator



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