

Make *more* from your home



## We'll help you make the *best move*

An excellent price, a quick sale, and a straightforward experience. That's the wish list of most sellers, and that's exactly what our estate agency team can offer sellers in Dundee and Tayside

Prices and demand in Tayside are strong, and we can make the most of the market for you. We sell high volumes across the whole spectrum of Tayside property from starter flats to large villas – and have helped plenty of recent sellers achieve 10% or more above their Home Report valuation.

And that's not the only reason to sell with us:

- **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'll make your property look a million dollars.** Using impressive professional photography and floorplans, we'll showcase your property at its very best.

- **We care about service.** If you sell your home with us, a dedicated negotiator will work with you to find a buyer and take the stress out of the sale, keeping you informed and reassured throughout the sale process.
- **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.

We can support you on all aspects of a sale, from advising on price and tactics, to negotiating the sale. We can also help with finding your next property and doing your conveyancing.

Throughout, our experience and attention to detail will be invaluable in securing the best sale price and terms.

If you'd like to know more about what we can do for you, visit us in our City Centre office, or call 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.

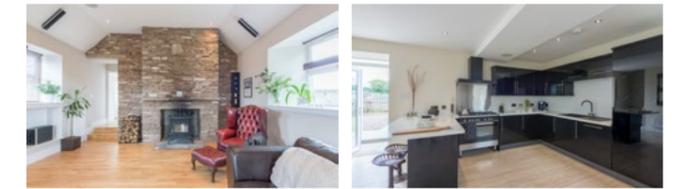


4 Bedrooms | 3 Receptions | 2 Bathrooms | EPC Band D

### 1 Wellbank Farm Steadings Broughty Ferry

Offers Over £364,500

A stunning three-bedroom villa which forms 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 beautifully presented period dwellinghouse in a desirable area is in excellent order throughout. The front garden is fully enclosed and a monobloc driveway leads to a large garage.



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

## 1 Knowes Loan, Barry Carnoustie

Offers Over £350,000 | UNDER OFFER

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



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

## Linkview, 9 Links Parade Carnoustie

Offers Over £350,000

A well-presented, four-bedroom villa located in a unique position offering superb views over the 1st tee and 18th green of Carnoustie Championship Golf Course.



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

## 15 Ardestie Street Monifieth

Offers Over £335,000

An extended, detached family home in a sought-after area in Monifieth. This stylish property offers split-level accommodation with Tay views.

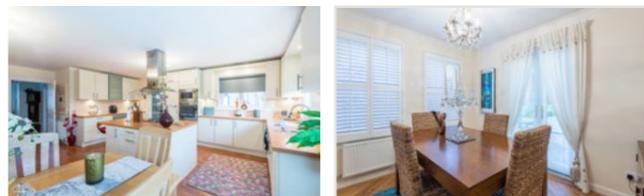


4 Bedrooms | 2 Receptions | 2 Bathrooms | EPC Band C

## 1 Elm Rise Broughty Ferry

Offers Over £340,000 | UNDER OFFER

This modern detached bungalow would be a great purchase for a family. It includes a double garage, lovely gardens and is located in a quiet cul-de-sac.

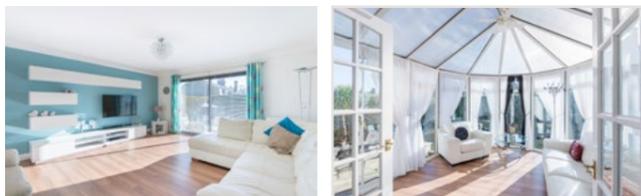


4 Bedrooms | 2 Receptions | 3 Bathrooms | EPC Band C

## 17 Holly Crescent Broughty Ferry

Offers Over £340,000 | UNDER OFFER

A beautifully presented detached villa set within a popular development in a quiet cul-de-sac.



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

## Burnside Cottage, Auchterhouse Dundee

Offers Over £325,000

An extended bungalow situated within the delightful country village of Auchterhouse and boasts lovely countryside views.



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

## 11 Richmond Terrace Dundee

Offers Over £325,000 | SOLD

This spacious Victorian townhouse requires some upgrading and is set in the very desirable Magdalen Green area in the West End.



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

## 11 William Street Carnoustie

Offers Over £310,000

A great opportunity to purchase a substantial detached property with five bedrooms and a double garage, located in a popular area of Carnoustie.



5 Bedrooms | 1 Reception | 3 Bathrooms | EPC Band D

## 113 Kinghorne Road Dundee

Fixed Price £305,000 | UNDER OFFER

A highly-desirable detached, five-bedroom property with Tay views in a popular central location.

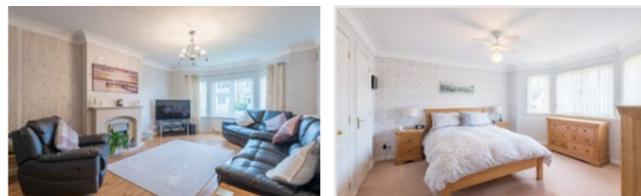


5 Bedrooms | 4 Receptions | 3 Bathrooms | EPC Band C

## 18 Oak Loan, Baldovie Broughty Ferry

Offers Over £300,000 | SOLD

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



3 Bedrooms | 1 Reception | 2 Bathrooms | EPC Band C

# Five things not to *forget* when you move home

**Moving home can often be a stressful time, from securing the house of your dreams to the reality of packing up your belongings, and remembering to update your new address. There are often things that slip through the net when you've settled into your new home and could be costly if forgotten about**

### 1. We've moved

Most of us remember to tell our utility providers when we move, but forget a host of other contacts, especially the ones we deal with online or only occasionally.

Most commonly forgotten are pension and insurance providers, National Insurance, HMRC, banks, employers, schools, doctors and other parts of the NHS, and any clubs you belong to.

### 2. Don't pay for things you no longer need

If you're moving away, you won't want to pay for old parking permits, gym membership, and the like. Be sure to check cancellation terms and stop direct debits.

### 3. Be smart about smart appliances

If your new home has web-based security systems or app-controlled smart products, ask the previous owners to remove apps and log-ins. You don't want their phones to control your central heating! If you're the seller of a smart home, be sure to log out when you leave.

### 4. Don't fill someone else's fridge

The first time you do an online supermarket shop or Amazon order in your new home, change your default address. Otherwise, you may gift your buyers your weekly shop, a new pair of trainers, or a case of wine.

### 5. Change the locks

The sellers may be 100% trustworthy, but who else may have keys to your new home? A dog walker, gardener, cleaner, neighbour, or sundry relatives may also have a key long forgotten about. It may be worth considering starting afresh with new locks.

*If you'd like other practical tips on buying, selling or moving, our Residential Property team would be happy to help.*



**Joy Stapley**  
Property Manager  
joystapley@lindsays.co.uk

**8 Tayview Lane**  
Dundee

**Offers Over £290,000**

A stylish executive villa built by Cala Homes and located within the Prestigious West Green Park Development.



4 Bedrooms | 1 Reception | 2 Bathrooms | EPC Band C

**25 Collingwood Street**  
Broughty Ferry

**Offers Over £265,000 | UNDER OFFER**

A lovely mid-terraced townhouse set on a very desirable street close to the beach in popular Barnhill.



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

**5 Balbeuchley Steadings**  
Auchterhouse

**Offers Over £260,000**

An attractive villa set in 'Balbeuchley Steading' an exclusive development within the sought-after village of Auchterhouse. The original steading was constructed in 1802 and renovated to a high standard in 1996.



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

**Why is it important to have a *Will*?**

Some people think that they are too young to make a Will and some just haven't got round to it. Many also assume that their money will automatically pass on to the people they want it to go to, but that is not always the case

If you die without a Will your assets will be divided under the strict terms of the law, which can often have unintended outcomes.

By setting out your wishes as to who you want your estate to pass to, you can provide clarity and reassurance for family members. A Will allows you to appoint those

who you trust to act as your Executors, leave cash legacies to friends, family members and charities, and leave your personal possessions and remainder of your estate to who you intend to inherit it.

In the event you don't have a Will in place you lose the choice of who will administer your estate and who will benefit from it. Your executors will be appointed by the Court and your beneficiaries are set out according to a rigid list provided by the law.

Also, if you are survived by an unmarried partner, they have no automatic right to a share in your estate and will, instead, be forced to involve the courts to lay claim to an inheritance. This can be financially costly and emotionally

fraught at what is already a difficult time.

Whether you have a large and complex estate or your affairs are more straightforward, it is important to put a Will in place.

Having a Will drafted by a lawyer is usually straightforward and once you have one it should be reviewed throughout your life so amendments can be made as your circumstances change.



**Grant Johnson**  
Partner, Private Client

**50 Victoria Road**  
Broughty Ferry

**Offers Over £253,000**

A unique, semi-detached villa forming part of a traditional mansion situated in the highly sought-after location of Broughty Ferry.



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

**5 Meadowbank Gardens**  
Wellbank

**Offers Over 240,000**

A great opportunity to purchase this well presented, detached bungalow located in a quiet cul-de-sac with off-street parking and a garage.



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

## 1 Anderson Place Carnoustie

Offers Over £240,000

A contemporary detached villa by DJ Laing designed for modern living. The front garden is laid to lawn and there is off-street parking for numerous vehicles.



4 Bedrooms | 1 Reception | 3 Bathrooms | EPC Band B

## 316 Broughty Ferry Road Broughty Ferry

Offers Over £230,000

A well-presented, semi-detached villa with fine period features and views over the River Tay.



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

## 1b Post Box Road Birkhill

Offers Over £210,000 | UNDER OFFER

A large two-bedroom, detached bungalow set within a secluded site with access via a private lane.



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

## 23 Esk Gardens Carnoustie

Fixed Price £205,000 | UNDER OFFER

This lovely family home is in good decorative order throughout and offers spacious accommodation over two levels. The enclosed rear garden is perfect for entertaining.

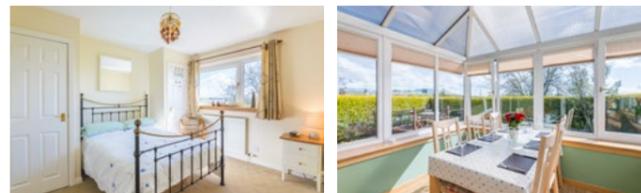


3 Bedrooms | 1 Reception | 2 Bathrooms | EPC Band C

## 21 Sanderson Place, Newbigging Broughty Ferry

Offers Over £230,000 | UNDER OFFER

A detached home which benefits from double glazing, oil central heating and driveway in a popular village location.



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

## 63e Magdalen Yard Road Dundee

Offers Over £210,000

A spacious three-bedroom, detached villa located in a highly sought-after West End location, close to the University of Dundee and amenities.



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

## 14 Broomwell Gardens Monikie

Offers Over £199,000

An attractive bungalow located in a quiet cul-de-sac in the popular village of Monikie. The front garden is laid mainly in lawn and there is a driveway leading to a single garage.

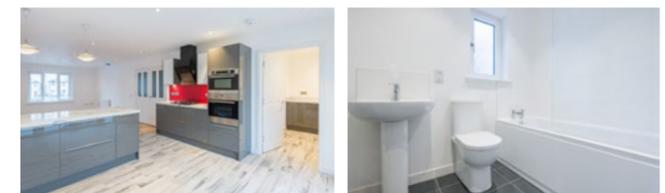


3 Bedrooms | 4 Receptions | 2 Bathrooms | EPC Band F

## Kilspindie Crescent Dundee

Prices From £195,000

In the first phase of this build within a new development, available properties include a detached bungalow and semi-detached homes with three bedrooms and off-street parking.



3 Bedrooms | 1 Reception | 2 Bathrooms | EPC Band B

## 21 Elmwood Road Dundee

Offers Over £185,000 | **SOLD**

An adaptable, semi-detached villa with four bedrooms and off-street parking. Externally the large rear garden has paved patios and lawn, ideal for family entertaining.



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

## 91 Gleneagles Avenue Dundee

Offers Over £185,000 | **UNDER OFFER**

A great opportunity to purchase a detached family home with four bedrooms, an enclosed garden and an integral garage.



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

## 8 McVicars Lane Dundee

Offers Over £175,000

A modern, first-floor apartment on the market in move-in condition, set within the heart of the West End close to the University of Dundee, and popular attractions and amenities.



2 Bedrooms | 1 Reception | 2 Bathrooms | EPC Band B

## 56 Brook Street Monifieth

Offers Over £180,000

An attractive semi-detached, stone-built bungalow which retains period features, located in a highly-regarded residential location.

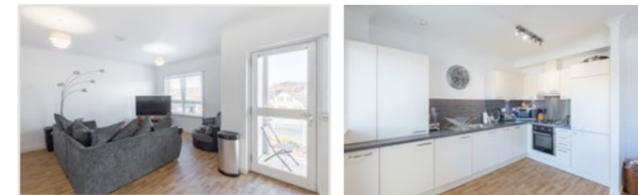


2 Bedrooms | 1 Reception | 1 Bathroom | EPC Band E

## 58 Mortimer Drive Monifieth

Offers Over £170,000

A luxury modern apartment with private parking located within a select development in the popular town of Monifieth.

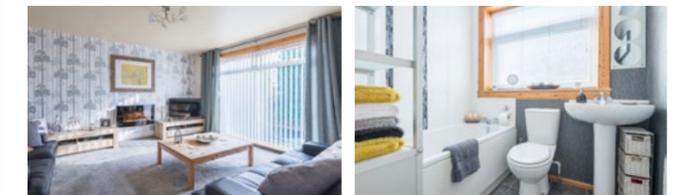


2 Bedrooms | 1 Reception | 1 Bathroom | EPC Band C

## 33 Roundyhill Monifieth

Offers Over £165,000 | **UNDER OFFER**

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



## 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

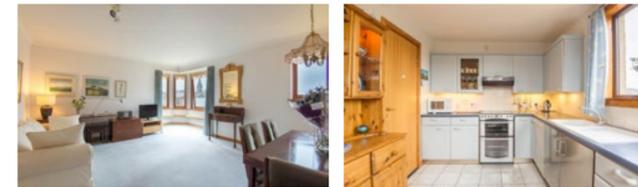


Miriam Rennef, Director  
Commercial Property

### 15 Heriot Gate Broughty Ferry

Offers Over £165,000 | UNDER OFFER

A lovely first-floor apartment set within a quiet cul-de-sac in a popular location of central Broughty Ferry.



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

### 3 Rhynie Road Broughty Ferry

Fixed Price £165,000 | UNDER OFFER

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

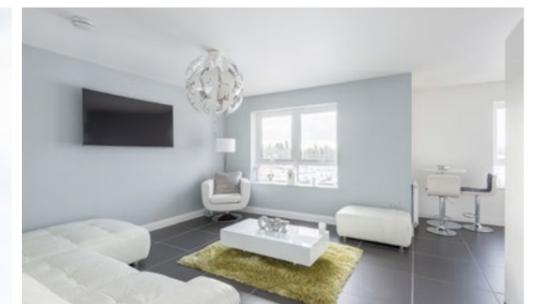


3 Bedrooms | 1 Reception | 1 Bathroom | EPC Band D

### 21 Nethergray Road Dykes of Gray

Offers Over £155,000

An immaculate two-bedroom, top-floor apartment which forms part of a modern development. This property is in excellent decorative order and would suit a variety of purchasers, from first-time buyers to investors.



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

**G/R, 23 Blackness Avenue  
Dundee**

**Offers Over £149,000 | UNDER OFFER**

This attractive ground-floor flat retains period features and is located in the sought-after West End of Dundee.



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

**85 Albert Street  
Dundee**

**Offers Over £145,000**

This mid-terraced townhouse, split over three floors, is situated within walking distance of Dundee City Centre.



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

**37 Heron Rise  
Dundee**

**Offers Over £135,000 | UNDER OFFER**

This exceptional south-facing, 'B' listed, upper apartment within a block of four properties, is located in a conservation area.



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

**26 Thorter Neuk  
Dundee**

**Offers Over £145,000**

A modern apartment which includes a balcony and private parking, in the popular City Quay area of Dundee.

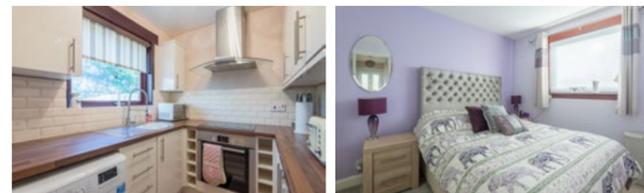


2 Bedrooms | 1 Reception | 1 Bathroom | EPC Band C

**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

**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**

**Fixed Price £127,000**

This is an attractive, end-terraced property with great potential. It's in an excellent situation in the ever popular Stobswell area of the city, set back from Forfar Road.



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

## 6 Loftus Street Dundee

Offers Over £130,000

A great opportunity to purchase a bright, semi-detached property which is located in the popular Downfield area of Dundee.



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

## 7 Colonsay Gardens Inchture

Fixed Price £127,000 | UNDER OFFER

A semi-detached bungalow situated in a quiet cul-de-sac in the village of Inchture, close to Dundee.



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

## 2e Abbotsford Place Dundee

Offers Over £123,000

This spacious and recently painted top-floor flat is situated in the popular West End, near to all local amenities.



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

## 35a Bissetts Bond, Trades Lane Dundee

Offers Over £120,000

A freshly decorated, two-bedroom apartment in a popular city centre location, close to an abundance of amenities and transport links.



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

## 79f Church Street Broughty Ferry

Offers Over £125,000

A well-presented, two-bedroom flat which is conveniently located in central Broughty Ferry.



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

## 64 Main Street Invergowrie

Fixed Price £125,000

A 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

## 2 Keathbank Mill, Balmoral Road Blairgowrie

Fixed Price £110,000 | UNDER OFFER

This is a modern and stylish apartment on one level within an A-listed converted mill with lovely views over the River Ercht.



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

## 28 Dean Avenue Dundee

Offers Over £105,000

A three-bedroom, semi-detached property which requires some upgrading, and includes easily-maintained gardens.



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

# Get in touch with our *property team*



**Audrey Lafferty**  
Property Manager



**Joy Stapley**  
Property Manager



**Meg Hanlin**  
Property Manager



**Catriona Bews**  
Sales Negotiator



**Debi Gaffney**  
Sales Negotiator



**Gillian Petrie**  
Sales Negotiator



**Alison Ellis**  
Property Administrator



**Gillian Douglas**  
Property Administrator



**Lauren Walters**  
Property Administrator



**Angela Morrison**  
Partner



**Chris Todd**  
Partner



**Derek Duncan**  
Partner



**Maureen Collison**  
Partner



**Darren Leahy**  
Senior Associate



**Emma Conway**  
Solicitor



**Julie Malone**  
Solicitor



## *Property shop*

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E: [dundeeproperty@lindsays.co.uk](mailto:dundeeproperty@lindsays.co.uk)

## *Legal services*

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