

RSB/lindsays

Thinking of moving? Now's the time



To find more properties for sale, visit our new website
property.lindsays.co.uk



Looking to sell in 2020?

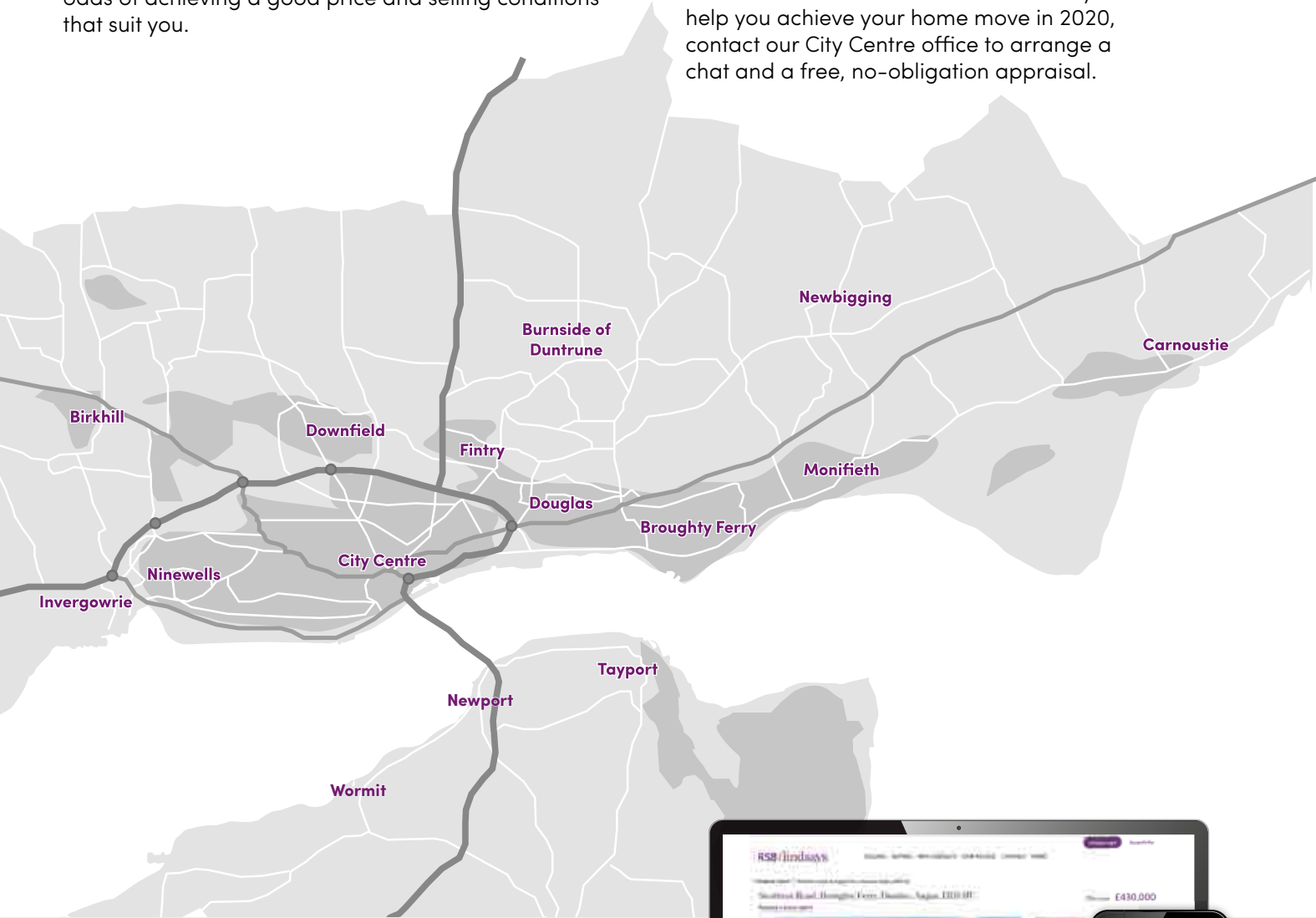
There are always plenty of unknowns in the housing market, but there's one rule that applies whatever the state of the market and wherever you live: choosing a good agent improves your odds of a good sale.

Whatever type of property you're selling, our experienced team can help you with every aspect of the sale and the moving process, from advising you on your pricing strategy to negotiating the sale to conveyancing. Our experience and local market know-how will improve your odds of achieving a good price and selling conditions that suit you.

There are other reasons to sell with us too:

- **We know the market.** Demand can vary from week to week and place to place, and our up-to-date local knowledge is invaluable for setting prices and marketing your property.
- **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 get you started with a **free, no-obligation appraisal of your property**, using our market know-how to help you decide if and when to sell.

To find out more about how RBS Lindsays can help you achieve your home move in 2020, contact our City Centre office to arrange a chat and a free, no-obligation appraisal.



To find more properties for sale, visit our new website property.lindsays.co.uk



Smallburn Steading, Greystone, Carmyllie

A unique detached steading conversion with outbuildings located in a peaceful country setting just a few miles from Dundee, Forfar and Arbroath. The accommodation which is all on one level is both generous and adaptable to suit family needs.

Offers Over **£430,000**

5 bed 2 reception 3 bath EPC rating D



107 Strathern Road, Broughty Ferry

An impressive semi-detached period villa which seamlessly blends modern family living with many original period features, located within a highly desirable area of Broughty Ferry.

Offers Over **£430,000**





5 bed 1 reception 2 bath EPC rating D



2 Ashludie Hospital Drive, Monifieth

Located in the exclusive Ashludie Grange Development of Monifieth, this luxurious family home boasts spacious accommodation over two levels and benefits from off-street parking and double garage.

Offers Over **£380,000**





 5 bed  1 reception  3 bath  EPC rating C



Milton Bank, 47 Albany Road, Broughty Ferry

A stunning garden apartment with period features forming part of a detached Victorian mansion house in the highly sought after Broughty Ferry. Externally there is an extensive private south facing front garden laid to lawn with mature trees, shrubs and a patio.

Offers Over **£320,000**




 4 bed  1 reception  2 bath  EPC rating D



14 Menteith Street Broughty Ferry

An attractive, extended, detached family home with expansive gardens is set on a corner site in a sought-after Broughty Ferry location.

EPC Rating C **Offers Over £340,000**




 4 bed  3 reception  1 bath



1 Maryfield Lane Broughty Ferry

A unique four bedroom, end-terraced villa boasting views of the River Tay in a quiet and desirable position in central Broughty Ferry.

EPC Rating C **Offers Over £325,000**




 4 bed  2 reception  2 bath



Longcroft, 29 Main Street Longforgan

An attractive, detached cottage which formerly consisted of two cottages and converted into a unique home which is full of character including original beams throughout.

EPC Rating F **Offers Over £315,000**




 5 bed  4 reception  3 bath



28 Hill Park Terrace Wormit

An impressive stone-built house situated on an elevated position with exceptional views over the River Tay, located in the popular town of Wormit.

EPC Rating D **Offers Over £315,000**

 4 bed  2 reception  1 bath

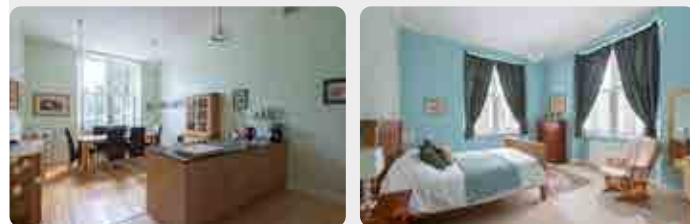


14 Hyndford Street, Dundee

A substantial extended detached home located in the heart of the desirable West End of Dundee. This family home has been tastefully decorated throughout and is in move-in condition.

Offers Over **£315,000**

5 bed 2 reception 2 bath EPC rating D



17 Grange Gait Monifieth

This family home offers spacious and adaptable accommodation over two levels and the garage has been converted to provide a self contained space.

EPC Rating C Offers Over **£300,000**

5 bed 3 reception 3 bath

7 Middle Road Liff

An impressive luxury mid-terraced villa set within the prestigious West Green Park Development close to the West End of Dundee and the village of Liff.

EPC Rating C Offers Over **£270,000**

3 bed 1 reception 3 bath

A solution to the subject to sale phenomenon

Dundee's housing market, by its very nature, never stands still. As solicitor estate agents, one of our key jobs is to keep that market moving; we sell our clients' existing homes and help them find their next one. In that endeavour, to put it simply, we want to secure people the best possible sale and purchase prices for their present and future homes and give them a personal service along the way.

Doing this takes experience, and the knowledge that derives from that experience. But buying and selling homes is not our only job. We also have to use that experience and knowledge to monitor the market, look for trends, and make sure that we can predict the impact of those trends for the benefit of our clients.

Trends are nothing new in the market. Anyone north of around 40 years old, who has been moving up the housing ladder throughout the current century, will have experienced a world of 'offers over' with no home report valuations; then managed the downturn, or standstill, depending on their postcode; then adapted to home reports and more prevalence of 'fixed price' or 'offers around'; and more recently moved back to 'offers over' as the market regained some buoyancy.

But now, as we head into the third decade of this century, something new is happening. In the last couple of years, we have seen an increasing number of purchases being 'subject to sale', whereby a buyer places a condition on the purchase that they must sell their own property before the transaction can conclude.

'Subject to sale' purchases now comprise a significant minority of our transactions at RSB Lindsays. In response we adopt tailored strategies in order to secure the best deal – whether for a buyer or a seller – by taking into account the likelihood of a problematic sale based on the property's location, the selling agent, the asking price and so on.

In simple terms, the expansion of 'subject to sale' is happening because there is uncertainty in the market over the supply of houses. In this sellers' market, sellers know they'll sell, but some are unsure whether they'll be able to buy what they want, so they simply sit out until the supply increases. This is, of course, a vicious circle, because fewer listings reduces the options for buyers by pushing supply down further.

It is most common amongst families and downsizers, who generally want to move but do not have to move and for whom a sale only works if there is also a purchase. Lack of supply of homes for sale is gumming up the market, particularly for second and third time buyers, and it is likely that the market will react to this one way or another.

But how?

At RSB Lindsays we see the possibility of a new reality entering our lexicon – a sale 'subject to purchase'. This would be a case of a seller – most obviously a downsizer or a family – listing

their property and securing a sale conditional on them making a successful purchase.

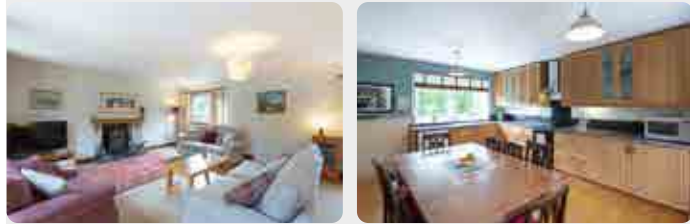
In other words, the same people who are placing 'subject to sale' conditions on purchases could turn this dynamic on its head and sell their properties 'subject to purchase'. They will inevitably be more relaxed about selling if they know that they have the safety net of being able to withdraw from the sale if they are unable to find a suitable property to buy.

If others behave in the same way, the vicious circle becomes a virtuous circle. This solution will not be for everyone, and we will still see plenty 'subject to sale' purchases, and both sales and purchases unlinked to another transaction.

But for this particular section of the market, stuck by a lack of supply, 'subject to purchase' could be the key to unlock the door.

Angela Morrison
Partner, Residential Property
angela.morrison@lindsays.co.uk
01382 868101





8 Gibbs Lane Dundee

A deceptively spacious and charming detached two-storey cottage located in a quiet street in the popular Ancrum road area of Dundee.

EPC Rating D Offers in the region of **£245,000**

4 bed 2 reception 1 bath



55 Hawthorn Grove Broughty Ferry

An immaculate, detached villa situated in a popular residential cul-de-sac location close to Ballumbie Golf Course and is within easy access of local amenities.

EPC Rating C Offers Over **£240,000**

4 bed 1 reception 2 bath

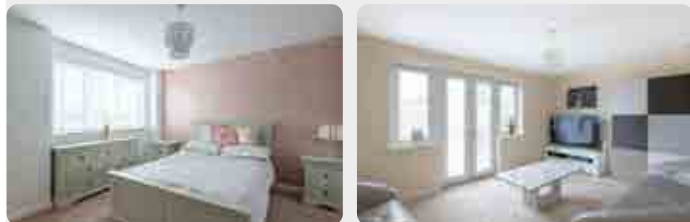


5 Macnabb Place, Dundee

Offering spacious and adaptable accommodation over two levels, this is a rare opportunity to purchase a unique detached property in a quiet cul-de-sac.

Offers Over **£235,000**

4 bed 2 reception 1 bath EPC rating D

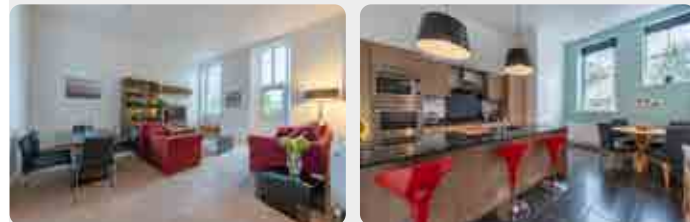


62 Kirkstead Drive Dundee

A great opportunity to purchase an attractive detached family home which is in excellent decorative order and located within walking distance of Ninewells Hospital.

EPC Rating C Fixed Price **£239,000**

4 bed 2 reception 2 bath



32 North Road Liff

A beautifully presented villa within a unique development, situated in 50 acres of communal landscaped gardens which includes tennis courts.

EPC Rating D Offers Over **£235,000**

3 bed 1 reception 1 bath



Seaview Manor, Victoria Street, Monifieth

An exclusive development of two and three bedroom homes within a converted victorian mansion & luxury new build apartments completed to a high specification.



Prices from **£225,000**

2 and 3 bed 1 reception 1-2 bath



55 Glendevon Way Broughty Ferry

A detached villa with three bedrooms in a popular residential area of Broughty Ferry, complete with an enclosed garden to the rear of the property.

EPC Rating C Offers Over **£215,000**

3 bed 1 reception 2 bath



53 Grange Road Monifieth

A beautifully presented semi-detached bungalow which has been tastefully upgraded to a high standard throughout and is located in a quiet desirable area of Monifieth.

EPC Rating D Offers Over **£215,000**

3 bed 1 reception 1 bath



1 Harley Street, Broughty Ferry

A well-presented upper floor apartment within a divided stone house which is located within a quiet cul-de-sac in central Broughty Ferry. This property retains fine period features such as cornicing and focal fireplace.

Offers Over **£210,000**

3 bed 1 reception 2 bath EPC rating C

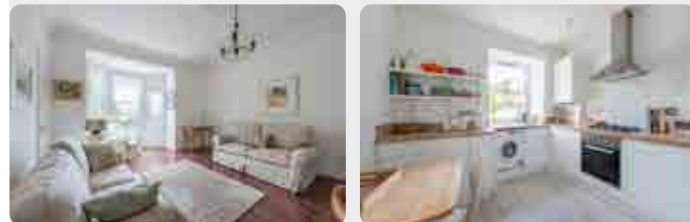


74 Riverside Road Wormit

A traditional semi-detached villa with three bedrooms in a sought after location, boasting fabulous views towards the River Tay and Rail Bridge.

EPC Rating E Offers Over **£215,000**

3 bed 2 reception 1 bath

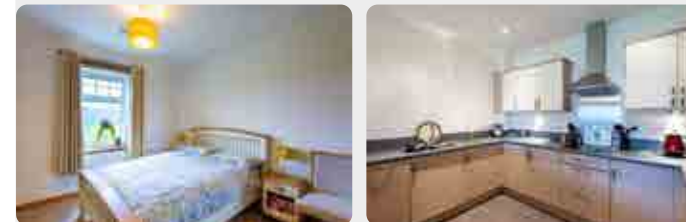


8 Castlevue Apartments, 6 Dudhope Terrace, Dundee

An excellent opportunity to purchase this lovely bright, top-floor apartment which is located in the Law Area of Dundee and within walking distance of Dundee City Centre.

EPC Rating C Offers Over **£210,000**

2 bed 1 reception 2 bath



Flat 5, 10 Linlathen Grove Broughty Ferry

This luxury ground-floor apartment is set within beautiful grounds in an idyllic countryside location just minutes from Broughty Ferry.

EPC Rating B Offers Over **£210,000**

2 bed 1 reception 2 bath



UNDER
OFFER



19C Platinum Square, Roseangle Dundee

A modern first-floor apartment with partial views to the River Tay, located in the West end of Dundee near to Dundee University.

EPC Rating B Offers Over **£200,000**

2 bed 1 reception 2 bath



1 Auchtertyre Farm Cottage, Newtyle

Located near to the sought after village of Newtyle, a great opportunity to buy a detached three bedroom bungalow with countryside views. The front garden is laid to lawn with driveway to the side leading to a large garden shed.

Offers Over **£175,000**

3 bed 1 reception 1 bath EPC rating E



38 Millburn Gardens Dundee

A deceptively spacious semi-detached villa with three bedrooms, located close to the main Dundee Kingsway route and all main amenities.

EPC Rating C

Offers Over **£170,000**

3 bed 1 reception 2 bath



UNDER
OFFER

3 Symers Street Dundee

A great opportunity to purchase an attractive semi-detached villa, located in the popular Downfield area of Dundee.

EPC Rating D

Fixed Price **£170,000**

3 bed 2 reception 1 bath



UNDER
OFFER

21B Cleghorn Street Dundee

A fully furnished, semi-detached townhouse offering spacious and adaptable accommodation over three levels, within walking distance of Dundee City Centre.

EPC Rating C

Offers Over **£185,000**

5 bed 1 reception 2 bath



7 Granary Wynd Monikie

Situated in the popular village of Monikie, this superbly decorated, semi-detached villa would make a lovely family home.

EPC Rating D

Fixed price **£185,000**

3 bed 1 reception 1 bath



17 Ambleside Gardens Dundee

An excellent opportunity to purchase a semi-detached family home with three bedrooms, an enclosed garden and integral garage.

EPC Rating D

Offers Over **£165,000**

3 bed 1 reception 2 bath



1/14 Church Street Broughty Ferry

Well presented, main door, maisonette apartment in good decorative order throughout located in a desirable central location in Broughty Ferry.

EPC Rating D

Offers Over **£165,000**

2 bed 1 reception 1 bath





28 Errol Road Invergowrie

A tastefully presented, main door, upper-floor maisonette in the highly popular village of Invergowrie. Benefits include a private enclosed garden with an attractive decking area.

EPC Rating E

Offers Over **£165,000**

3 bed

1 reception

1 bath



4A Norwood Terrace Dundee

A spacious upper-floor flat which is in need of upgrading, boasting lovely views of the River Tay and beyond in a quiet West End Location.

EPC Rating E

Offers Over **£160,000**

2 bed

1 reception

1 bath



4C The Stables, Hazel Drive, Dundee

A ground-floor apartment located within a 'B' listed stable conversion in the very desirable West End and within walking distance of Ninewells Hospital.

EPC Rating D

Fixed Price **£160,000**

2 bed

1 reception

1 bath



28 Thorter Neuk Dundee

A bright and well presented second-floor apartment in the popular City Quay Development, enjoying side views from the front elevation windows towards the River Tay.

EPC Rating B

Offers Over **£155,000**

2 bed

1 reception

1 bath

Your place in the sun needs *a place in a Will*

It's surprisingly common that people who own a home in another country don't tell their solicitor about it when they make a Will. They assume their heirs can just inherit it along with the rest of their estate.

Alternatively, they include that home in their Will in Scotland, but don't realise they may also need a Will in the country where that home is located.

In both of these scenarios, you're exposing your heirs and executors to serious potential legal problems; in some cases, local rules could prevent your foreign home going to your chosen heirs.

Property in the EU

The general rule in the EU is that the inheritance laws of the country where your property is situated will apply to your foreign home. For instance, even if you're domiciled in Scotland, your holiday home in France or Spain is governed by the law of France or Spain.

However you may have the option to make a foreign Will saying you want the law of your nationality to apply to your estate. For example, if you're Scottish and move permanently to France, you can still leave your French home according to Scottish law, without having to follow French 'forced heirship' laws. That's all due to an EU Regulation which aims to make the different laws of succession more consistent across the EU, and it is still likely to apply to British-owned property in the EU even after Brexit.

The important point is that whichever country's law you want to apply to your foreign property, you may need a local Will specifying your wishes, and you should seek advice from a local lawyer who knows what's required. On your death, your executors will also have to apply for probate locally.

Property outside the EU

Elsewhere in the world, there's no hard and fast rule about inheritance and succession. It will depend on the system in the specific country and whether there are agreements in place with the UK. Again, you will need advice from a local lawyer to tell you your options.

Andrew Ritchie, Senior Solicitor,
Private Client Services

andrewritchie@lindsays.co.uk
01382 317190



1 Highmill Court, Shepherds Loan, Dundee

Forming part of a converted mill, this first-floor apartment with two bedrooms is in the desirable West end of Dundee, near Dundee University.

EPC Rating D

Offers Over **£148,500**

2 bed

1 reception

1 bath



3 Elvan Place Dundee

This mid-terraced family home is presented in move-in condition and is situated in the popular Clement Park area of Dundee.

EPC Rating D

Offers Over **£145,000**

3 bed

1 reception

1 bath



33 Woodlands Gardens Broughty Ferry

A spacious first-floor flat in a quiet cul-de-sac with off-street parking and shared garden area in the popular town of Broughty Ferry.

EPC Rating D Fixed Price **£135,000**

2 bed 1 reception 1 bath



25 Anderson Court Carnoustie

A bright and spacious ground-floor apartment forming part of the Ogilvie Homes development in Carnoustie benefits from ample off-street parking.

EPC Rating B Fixed Price **£130,000**

2 bed 1 reception 1 bath

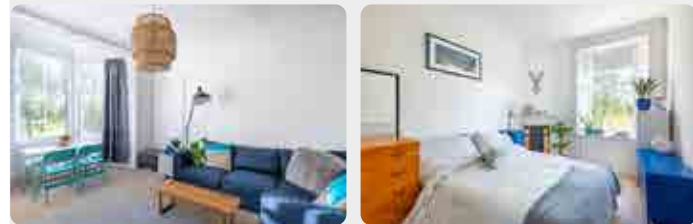


1/2, 2 Americanmuir Road Dundee

A beautifully presented upper/first-floor flat with three double bedrooms. The master boasts a walk-in wardrobe and ensuite shower room.

EPC Rating D Offers Over **£125,000**

3 bed 1 reception 2 bath



2R, 18 Baxter Park Terrace Dundee

A bright and spacious second-floor apartment which boasts many period features and a lovely leafy outlook over Baxter Park.

EPC Rating E Fixed Price **£125,000**

2 bed 1 reception 1 bath

SERVICES



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



Miriam Rennet, Director
Commercial Property



35 Graham Court Dundee

An end-terraced villa with three bedrooms within a very popular residential area to the North of Dundee City centre. This home would suit a variety of buyers.

EPC Rating D Offers Over **£125,000**

3 bed 1 reception 1 bath



28 Pentland Crescent, Dundee

An attractive end-terraced villa with two bedrooms which is located in a popular central area of Dundee with views of the River Tay from the lounge.

EPC Rating D Offers Over **£122,000**

2 bed 1 reception 1 bath



UNDER
OFFER



22 Glenclova Terrace Dundee

A lovely first-floor flat in the popular Glens area of Dundee which has the benefit of both off-street parking and a garage.

EPC Rating C Offers Over **£110,000**

2 bed 1 reception 1 bath



UNDER
OFFER



7 Catterline Crescent Dundee

A tastefully decorated, mid-terraced villa which is in walk in condition and benefits from recently replaced electric heating.

EPC Rating E Offers Over **£108,000**

2 bed 1 reception 1 bath



UNDER
OFFER



35 Foggyley Gardens Dundee

A spacious semi-detached villa which now requires a degree of upgrading and is located in a popular residential area of Dundee.

EPC Rating D Offers Over **£115,000**

3 bed 1 reception 1 bath



8F Abbotsford Place Dundee

A top floor flat with views towards the River Tay and is conveniently located in the much sought after West End of Dundee.

EPC Rating E Offers Over **£110,000**

2 bed 1 reception 1 bath



17C Barnes Avenue Dundee

A newly renovated, upper-floor flat benefitting from a new kitchen and bathroom, new flooring and fresh neutral decor throughout.

EPC Rating C Offers Over **£107,000**

3 bed 1 reception 1 bath



20 A Kerrsview Terrace Dundee

An attractive ground-floor flat in move in condition throughout, located in a popular residential area to the North of the city centre.

EPC Rating C Offers Over **£100,000**

3 bed 1 reception 1 bath

Get in touch with our property team



Tracy Nicoll
Head of Residential Client Services



Joy Stapley
Property Manager



Meg Hanlin
Property Manager



Laura Milne
Assistant Property Manager



Angie McDonald
Sales Negotiator



Catriona Bews
Sales Negotiator



Gillian Petrie
Sales Negotiator



Alison Ellis
Property Administrator



Lauren Walters
Property Administrator



Gillian Douglas
Property Administrator



Angela Morrison
Partner



Chris Todd
Partner



Derek Duncan
Partner



Maureen Collison
Partner



Darren Leahy
Senior Associate



Julie Malone
Senior Solicitor



Emma Conway
Solicitor



Joanna Saigeon
Solicitor



Ginny Lawson
Paralegal

PROPERTY TEAM

CONVEYANCING TEAM



Property shop

21 Crichton Street, Dundee DD1 3AR
T: 01382 802050 F: 01382 868109
E: dundeeproperty@lindsays.co.uk

Legal services

Seabraes House, 18 Greenmarket, Dundee DD1 4QB
T: 01382 224112 F: 01382 200109
E: dundee@lindsays.co.uk