

RSB/lindsays



Thinking of moving?

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



Make your next move a great one

Selling your home is a big deal – not just financially but mentally. So, even when the market is buoyant (which it certainly is at the moment), you want a good team on your side.

That means a team who consistently get prices well above the home report value and market average for your area, and who will support you at every stage of the sales journey. That means the residential property team at Lindsays in Dundee.

How do we do this?

- **We market your home to the right people and in the right places** – using a range of online property platforms and our own database of buyers looking in your area.
- **We're skilled and proactive from start to finish** – from our expert advice on timing and pricing to our follow-up with potential buyers to our negotiations on your behalf.
- **We can cover all the bases** – from helping you present your home to doing your conveyancing.

What can we do for you?

We'd be delighted to discuss your own property, moving goals and how we can help. Get in touch to arrange a chat and a free valuation.



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Buyers are fast off the blocks in 2022

In both Dundee and wider Tayside, *plenty of people are looking to buy* and willing to pay good prices.

Since the start of the year, demand for properties in Dundee and Tayside has been vigorous. Demand for homes outstrips the number of properties on the market and that has added an edge to the local market.

People are willing to bid competitively, in excess of the asking price, to get the homes they want. So long as that remains the case – with lenders continuing to make money available – we expect prices to rise.

What is not yet clear is whether these rises will hit the levels they reached in 2021. Between January and the end of November last year, the average price of homes we sold through our Dundee estate agency was £180,000 – compared to £170,000 the year before. That represented an above-inflation rise of

just under 6%. One home near Broughty Ferry sold for more than 40% over its home report valuation.

While not everyone should expect such a hike over the asking price, demand remains high, especially for homes outside the city centre. People continue to make lifestyle changes influenced by the Covid-19 pandemic, with buyers looking for properties with gardens and more space as they continue to work from home for some or all of the week.

Chris Todd
Partner, Residential Property
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01382 346403



UNDER
OFFER



17 Forthill Road Broughty Ferry

A stunning extended family home in show home condition, which has been significantly refurbished throughout and offers spacious and adaptable family accommodation over two levels.

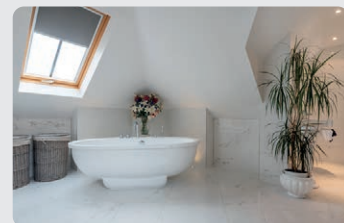
EPC Rating C

Offers Over **£410,000**

5 bed

2 reception

3 bath



Four Aystree, 26 Victoria Road, Broughty Ferry

Magnificent three-bedroom apartment located in a much sought after residential area of West Ferry set within beautiful grounds and with picturesque views towards the River Tay.

EPC Rating B

Offers Over **£410,000**

3 bed

1 reception

1 bath

dundeeproperty@lindsays.co.uk



UNDER OFFER



13 Castleroy Road Dundee

Immaculately presented detached villa on a large corner plot, with driveway leading to a double garage which has room for a workshop and has a double electric door.

EPC Rating D

Offers Over **£375,000**



4 bed



2 reception



2 bath



UNDER OFFER

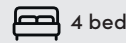


9 Marchfield Crescent Dundee

An attractive detached bungalow which is located on an elevated position in the popular West End of Dundee, boasting views over the rooftops of the River Tay and beyond.

EPC Rating D

Offers Over **£350,000**



4 bed



1 reception



2 bath



UNDER OFFER

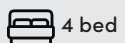


36 Strathyre Avenue Broughty Ferry

A tastefully presented executive detached villa which is in a highly popular area of Broughty Ferry. This lovely family home is in pristine condition throughout.

EPC Rating C

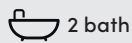
Offers Over **£340,000**



4 bed



2 reception



2 bath



UNDER OFFER

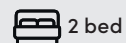


33 Cedar Road Broughty Ferry

A charming two-bedroom detached bungalow which is in a quiet and prime location within walking distance of the centre of Broughty Ferry.

EPC Rating C

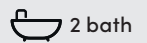
Offers Over **£325,000**



2 bed



1 reception



2 bath

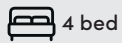


2 Nethergray Lane Dundee

An impressive four-bedroom detached villa in pristine condition. The delightful master bedroom boasts a fabulous dressing area with excellent wardrobes and an en suite shower room.

EPC Rating C

Offers Over **£320,000**



4 bed



1 reception



2 bath



13 King Street Dundee

An impressive eight-bedroom townhouse with a current HMO Licence in the heart of Dundee in close proximity to both Universities and the thriving City Centre.

EPC Rating D

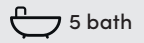
Offers Over **£300,000**



8 bed



1 reception



5 bath



UNDER OFFER

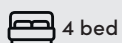


14 Hillside Terrace Dundee

A spacious detached converted bungalow within walking distance of Ninewells Hospital. The main garden lies at the rear and being south facing benefits from sun throughout the day.

EPC Rating E

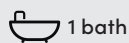
Offers Over **£265,000**



4 bed



2 reception



1 bath



UNDER OFFER

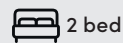


Glenhaven Glenisla

A detached bungalow situated in a unique rural location with stunning views over the Glens, benefitting from a wood burning stove in the lounge and large paddock.

EPC Rating C

Offers Over **£250,000**



2 bed



2 reception




1 bath





55 Ballumbie Gardens, Dundee


A tastefully presented semi-detached villa which is located on an elevated position on the popular Ballumbie estate. The property is in move in condition and offers spacious family accommodation.

Offers Over **£245,000**

 5 bed

 2 reception

 2 bath

 EPC rating C




3 Dighty Place Monifieth


Immaculately presented three-bedroom semi-detached villa in a much sought after modern development in Monifieth, ideally situated for ease of access to many local amenities.

EPC Rating B

Offers Over **£240,000**

 3 bed

 1 reception

 1 bath




The Old Coach House, Dundee Road Meigle

A "C" listed end terraced coach house, full of charm and character, offering spacious and adaptable accommodation and boasting many period features including spiral staircase and ceiling beams.

EPC Rating E

Offers Over **£225,000**

 4 bed

 3 reception

 1 bath

Seven top tips for a great move

If you're planning an Easter house hunt around Dundee and Tayside, some simple preparation should increase your chances of success.

1 Save – and then save some more!

Any nest-egg you managed to save during Covid-19 should help here but see if you can keep on adding to it. It's best to have as large a deposit as possible to secure the best mortgage rates. You'll also need to set aside money for costs such as solicitor fees and moving expenses.

2 Register your wishlist

Most estate agents have a database of active buyers, so it's worth registering with local agents. They can notify you as soon as suitable properties appear on the market.

3 Visit plenty of properties

Firstly, this will give you a better feel for the market and what represents best value for you. Secondly, if you visit these properties with an open mind, you may find a gem that's different to what you originally had in mind.

4 Do your research

Drive or walk around the neighbourhood to check it's practical for you. What are the transport links or parking like? Will your commute be easy? How far are local shops? This will help you decide whether a particular area is right for you.

5 Be disciplined

Don't allow your heart to rule your head and don't let shiny wrappers distract from the quality of what's underneath. Just as bad décor can mask the perfect property, great presentation can make you overlook practicalities – such as whether you'd be able to sell it if you decided to move.

6 Appoint a solicitor

An experienced residential property solicitor can help you decide how much to offer for a property, liaise with your lender to ensure that funds are in place, examine Title Deeds and other documents, and streamline all the legal work.

7 Be patient

You may want to purchase your new home as quickly as possible, but the market changes constantly, with new properties appearing almost every day. Wait for the right one!

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Residential Property

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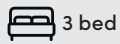




8a Prospect Place, Dundee

An impressive upper floor apartment within a divided stone built villa, boasting panoramic views over the city to the River Tay and beyond.

Offers Over **£210,000**



3 bed



1 reception



1 bath



EPC rating E



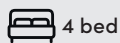
SOLD



45 Clive Road Dundee

An extended four-bedroom semi-detached bungalow which is located in a quiet cul-de-sac in the very popular Downfield area of Dundee.
EPC Rating D

Offers Over **£200,000**



4 bed



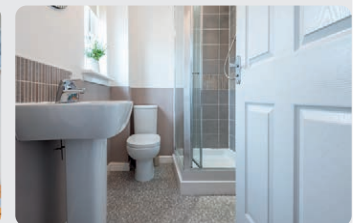
1 reception



1 bath



UNDER OFFER

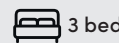


10 Melrose Court Dundee

Beautifully presented three-bedroom detached villa, located in a popular residential area. The practical benefits include double glazing, gas central heating and attic space.

EPC Rating C

Offers Over **£200,000**



3 bed



1 reception



1 bath

UNDER
OFFER

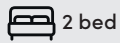


38a Ireland Street Carnoustie

An attractive detached bungalow in move-in condition throughout, located just minutes from the beach and the main Carnoustie high street.

EPC Rating D

Offers Over **£180,000**



2 bed



1 reception



1 bath

UNDER
OFFER

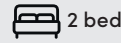


22 The Maltings, Victoria Street Carnoustie

A bright second floor apartment which is located in the popular 'Maltings' in Carnoustie, boasting panoramic views over the famous links golf course.

EPC Rating B

Offers Over **£175,000**



2 bed



1 reception



2 bath

“Lindsays’ knowledge of the market and moving process is second to none. Their help was invaluable.”

The Harris family had grand designs... of upsizing to a property that they’d transform into their dream home. Our market know-how, service and skills got them there.



Find out how we can help you
property.lindsays.co.uk

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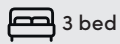


34 Rankine Street Dundee

A charming three-bedroom mid terraced stone built villa, located within walking distance of Dundee City Centre and close to all local amenities.

EPC Rating E

Offers Over **£175,000**



3 bed



1 reception



1 bath



25 Cliffburn Gardens Broughty Ferry

A tastefully presented semi-detached bungalow which is in a move-in condition throughout. The property is within a popular and quiet area of Broughty Ferry.

EPC Rating C

Offers Over **£175,000**



2 bed



1 reception



1 bath

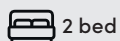


30 Gullane Avenue Dundee

Immaculate semi-detached villa in a highly popular residential area with a low maintenance front garden and drive with room for multiple vehicles.

EPC Rating C

Offers Over **£165,000**



2 bed



1 reception



1 bath



2 Orchard Way Wormit

Beautifully presented, two-bedroom terraced villa situated in a modern housing development. Orchard Way is ideally situated for ease of access to several local amenities.

EPC Rating B

Offers Over **£165,000**



2 bed



1 reception



1 bath



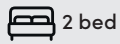
UNDER OFFER



Flat 8, 3 Brook Street, Broughty Ferry

Located in the heart of the vibrant town of Broughty Ferry lies this bright second floor apartment, an ideal home for a variety of buyers.

Offers Over **£145,000**



2 bed



1 reception



1 bath



EPC rating C

Invites, outfits, flowers, prenup

When planning a wedding or civil partnership, *a prenup is a great addition your to-do list.* It's not just something for the rich and famous

A prenuptial agreement is a simple way to protect your assets and provide reassurance when you tie the knot. By setting out how your property would be divided if you split, you can protect any assets you built up before marriage. That could include a home bought before the marriage or to which one of you has contributed an unequal share.

Do they work?

Unlike in England and Wales, a prenup is generally treated as legally binding in Scottish law if both parties understood the terms of the agreement and it was fair and reasonable.

Are they a good idea?

Yes. They provide clarity about what will happen if the relationship doesn't last. It allows couples to put in place a framework to deal with how certain assets should be dealt with in the event of a

future separation and can protect money or property which has been inherited or gifted.

Who are they good for?

Anyone who wishes to ensure that certain assets are treated in a particular way rather than face the uncertainty of future negotiations or decisions made by a court if a relationship ends badly.

What if you don't have one?

It's also possible to make a postnuptial agreement. This is similar to a prenup but made after a wedding or civil partnership. Reasons for making one include any material change in your circumstances such as inheriting a sum of money, or paying down a mortgage with cash gifted to you.

Jennifer Gallagher
Partner, Family Law

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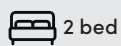




2/2 199 Perth Road, Dundee

A well-presented flat in the heart of the West End, just a few minutes walk from the university and surrounded by local specialist shops and restaurants.

Offers Over **£140,000**



2 bed



1 reception



1 bath



EPC rating C



UNDER OFFER

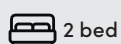


10 Grange Road Monifieth

Spacious two-bedroom, end of terrace villa in a much sought after location with ease of access to many local amenities.

EPC Rating D

Offers Over **£135,000**



2 bed



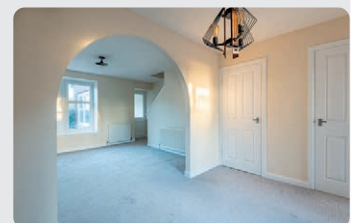
1 reception



1 bath



SOLD



21a Ponderlaw Street Arbroath

A two-bedroom semi-detached villa, located within walking distance of the town centre and benefits from a large off street parking area.

EPC Rating D

Offers Over **£130,000**



2 bed



2 reception



1 bath



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



Caroline Fraser, Partner
Private Client



David Rose, Partner
Commercial Property



Darren Leahy, Partner
Commercial 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



Peter Tweedie, Chairman and Partner
Corporate and Commercial



Miriam Rennet, Director
Commercial Property

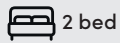


40 Greenbourne Gardens Monifieth

A two-bedroom ground floor retirement apartment which is set within beautifully maintained grounds and just minutes from the centre of Monifieth.

EPC Rating C

Fixed Price **£125,000**



2 bed



1 reception



1 bath



15 Huntly Road Dundee

A desirable semi-detached villa in a popular residential area. Huntly Road is ideally situated for ease of access to local amenities and a regular commuter bus route.

EPC Rating D

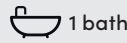
Offers Over **£110,000**



2 bed



1 reception



1 bath

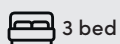


43 Balerno Street Dundee

Three-bedroom end of terrace villa in a highly popular residential area of Dundee, with ease of access to many local amenities, including shops and schools.

EPC Rating C

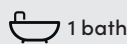
Offers Over **£110,000**



3 bed



1 reception



1 bath



Flat 38 Hometay House, 2 High Street, Monifieth

Sizeable one-bedroom, second floor apartment in a popular retirement complex. The complex benefits from residents' lounge, laundry, lift access and attractive communal gardens.

EPC Rating C

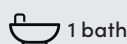
Offers Over **£95,000**



1 bed



1 reception



1 bath

Free Valuation

Get a free, no-obligation, market appraisal, in-home or virtual valuation and sales strategy from our expert team, using their extensive knowledge of the local market.



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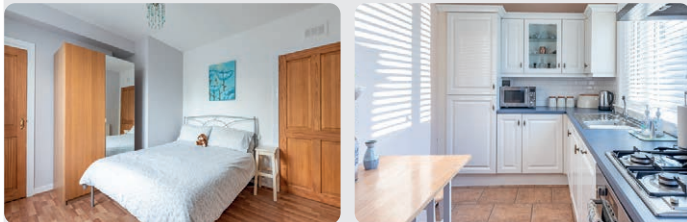
Or visit property.lindsays.co.uk



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UNDER OFFER



34 Burnside Street Carnoustie

A freshly decorated ground floor flat in a popular area of Carnoustie just a few minutes walk to the shore and the thriving town centre.

EPC Rating D

Offers Over **£95,000**

2 bed

1 reception

1 bath



UNDER OFFER



7 Mull Terrace Dundee

Two-bedroom terraced bungalow ideally situated for accessibility to many amenities and a short distance from a regular commuter bus route.

EPC Rating D

Offers Over **£85,000**

2 bed

1 reception

1 bath

dundeeproperty@lindsays.co.uk

Get in touch with our property team



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Joy Stapley
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Nahdean McLarty
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Andrew Anderson
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Ellie Riddell
Sales Negotiator



Fiona McKenzie
Sales Negotiator



Gillian Petrie
Sales Negotiator



Alison Ellis
Property Administrator



Gillian Douglas
Property Administrator



Karen Paterson
Property Administrator



Lauren Walters
Property Administrator



Shona Davidson
Property Administrator



Angela Morrison
Partner



Chris Todd
Partner



Darren Leahy
Partner



Derek Duncan
Partner



Emma Conway
Senior Solicitor



Lindsay Carr
Senior Solicitor



Erin Peoples
Solicitor



Joanna Saigeon
Solicitor



Ginny Lawson
Paralegal



Natasha Vials
Paralegal

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