

Want some good news?  
*It's a great time to sell*





## Make the most of the market *in 2019*

With strong house prices in Dundee and wider Tayside, now is a great time to put your home on the market. And we can help you get the best from a buoyant market

Whatever type of property you're selling, it pays to get a good estate agent who knows your area. With strong experience and local knowledge, they can improve your odds of a good price, as well as timings and selling conditions that suit you.

Our estate agency team at RSB Lindsays have this experience and local expertise, and can guide you through the whole moving process, from advising you on pricing strategy, to negotiating the sale, to doing the conveyancing.

There are other reasons to sell with us too:

- **We'll put your home in front of the right people.** We have a large database of buyers looking in your area
- **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 strategies
- **We believe no two sales are the same.** We'll always take the time to listen, discuss and explain

To find out more about how RSB Lindsays can help you make the most of your property in 2019, contact our City Centre office to arrange a chat and a free, no-obligation appraisal.

*"We know the market."*



## The Coach House, 18 Wood Lane Monifieth

Offers Over £425,000

This rarely available unique, 'B' listed Coach House is full of character and charm. Set within beautifully maintained gardens in a desirable area of Monifieth.



5 Bedrooms | 2 Receptions | 2 Bathrooms | EPC Band F

## Cedar Roofs, 612 Perth Road Dundee

Offers Over £425,000

A stunning detached bungalow offering bright and spacious accommodation over one level. The terrace can be accessed via french doors and provides wonderful open views over Dundee.



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



## 20 Tayview Drive Liff

Offers Over £410,000

An impressive and tastefully decorated detached villa built by Cala Homes. Externally the property benefits from a private driveway, double garage and extensive garden space to the rear.



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

## 23 McVicars Lane Dundee

Offers Over £360,000

Part of a modern development, this stunning duplex penthouse apartment boasts fabulous panoramic views of the River Tay from a private balcony.



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

## 67 Bay Road Wormit

Offers Over £350,000 | UNDER OFFER

Set over two levels, an impressive detached villa with stunning views over the River Tay and Rail Bridge.



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

## 119 Strathern Road Broughty Ferry

Offers Over £405,000

A handsome stone-built semi-detached house in a sought-after area of Broughty Ferry. The property has been renovated to a high standard with ample off-street parking.



4 Bedrooms | 5 Receptions | 1 Bathroom | EPC Band E

## 2 Farington Street Dundee

Offers Over £390,000

An exceptionally bright and stylishly decorated stone-built villa which is enviably located in the West End of Dundee. An external staircase leads to a cellar which spans the property.



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

## Sunny days for *Dundee's homeowners*

We may live in uncertain times as far as politics is concerned, but Tayside's property market is in great shape

If you own property in Dundee and are thinking about moving, we've some good news for you. Strong demand for properties is boosting prices, and houses and flats of all sizes are generally exceeding their Home Report Valuations.

Figures from the TSPC (Tayside Solicitors Property Centre) in June show that average selling prices were up 10% on 12 months previously. We're also seeing relatively high numbers of sellers setting closing dates, and receiving a premium over their valuation.

Tayside's usual hotspots – Dundee's West End, Broughty Ferry and Monifieth – remain popular and prices continue to rise

steadily. But there is also strong demand for other property types, for example:

- mid-range properties in the £140,000 to £300,000 bracket are selling well as homeowners decide to move up the ladder
- new developments around Tayside, including Monifieth and Dykes of Gray are seeing plenty of interest from buyers
- investors are snapping up flats in Dundee, confident in the rental demand generated by students and rising visitor numbers.

For buyers too, there's good news in Dundee. That's because, even with rising sale prices, both houses and flats offer good value and affordability compared with other cities in Scotland.

So, whether you're a seller or a buyer, or both, the Dundee feel-good factor looks set to continue.



Chris Todd, Property Partner  
christodd@lindsays.co.uk





## 17 Rossie Avenue Broughty Ferry

Offers Over £350,000

An extremely spacious and detached family home in the popular Broughty Ferry area. To the rear a raised decking area provides ideal space for family entertaining.



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

## 14 James Herald Place Monifieth

Offers Over £320,000

A modern detached family home with south-facing garden, located within a popular area of Monifieth with off-street parking and a double garage.



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

## 6 Lethnot Gardens Broughty Ferry

Offers Over £285,000

A rarely available, detached villa positioned in a secluded cul-de-sac in the popular Barnhill area of Broughty Ferry. Patio doors lead to landscaped gardens with decking area which enjoys the sun throughout the day.



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

## 9 Dunalistair Gardens Broughty Ferry

Offers Over £310,000

A stunning upper-floor apartment in an elevated position in sought-after Broughty Ferry. Set within beautiful communal gardens of which each household has their own area for use.



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

## Tanglehall, Auchmithie Arbroath

Offers Over £285,000

An extended and detached sandstone cottage set within large garden grounds boasting superb country and sea views.



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

## 4 Paradise, Woodville Arbroath

Offers Over £285,000

Individually designed, this attractive three-bedroom house is located in the small hamlet of Woodville and would make a lovely family home.



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

## 26 Lawers Road Broughty Ferry

Offers Over £270,000

Wonderfully extended modern detached villa situated in a popular residential location, close to local amenities and within easy reach of the A92.



4 Bedrooms | 3 Reception | 3 Bathrooms | EPC Band C



## 79 Linefield Road Carnoustie

Offers Over £269,000

A well presented and tastefully extended family home situated in the corner of a quiet cul-de-sac in the popular town of Carnoustie.



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

## 31 Glenagnes Road Dundee

Offers Over £265,000

An attractive end-terrace townhouse with multiple balconies ideal for summer entertaining, located within the popular West End of Dundee.

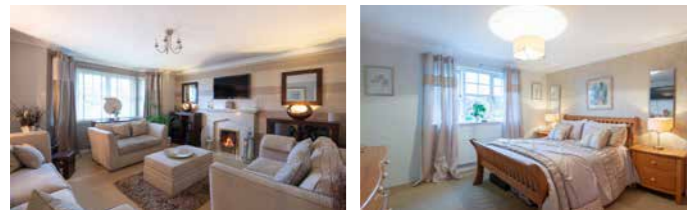


4 Bedrooms | 3 Receptions | 2 Bathrooms | EPC Band C

## 30 Prosen Bank Carnoustie

Offers Over £259,000 | UNDER OFFER

A beautifully presented detached executive villa which is situated on a corner site with open aspects, in a desirable residential location.



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

## 37A Muirfield Crescent Dundee

Offers Over £255,000 | UNDER OFFER

Located only a short walk away from Kingsway Retail park, this property offers adaptable accommodation over two levels.



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

# 10 house-hunting tips for home buyers

Buying a property is exciting but also daunting. Luckily, with the right advice and homework, the process can be smoother than you might imagine. Jason Terras, Property Manager, offers his top tips



### 1 Establish a budget.

You'll need to know how much you can afford to spend on your new home, and the best starting point is to talk to an Independent Financial Adviser (IFA). They can look at your overall financial picture, search the market for a variety of mortgage products and advise you on the most appropriate one for your own situation.



### 2 Save!

It's best to have as large a deposit as possible so you can secure the best mortgage rates and minimise your repayments. You'll need to keep in mind the extra costs you may face – solicitor fees, taxes and moving expenses – and have money set aside to cover them.



### 3 Appoint a solicitor.

An experienced residential property lawyer can advise you on how much to offer for a property, liaise with your lender to ensure that funds are in place to complete the purchase, examine the Title Deeds and other documents, and complete all the legal work.



### 4 Visit lots of properties.

This will give you a clearer idea of what you like and what you don't. It will also give you a better feel for the market and what represents best value for you.



### 5 Register your requirements.

Most estate agents have a database of active buyers, so it's worth registering with local agents to ensure you are notified when suitable properties appear on the market.



### 6 Do your research.

If you are not familiar with an area, you should drive or walk around to check it's practical for you. What are the transport links like? How far is the local shop? Will you easily be able to get to work? All of these factors can have a considerable impact on the suitability of a particular area.



### 7 Be open-minded.

You will have a perception of your ideal purchase, but the property you end up buying may be quite different to what you originally had in mind.



### 8 Be disciplined.

Don't allow your heart to rule your head. You will almost certainly want to sell the property at some point in the future, so choosing one that will appeal to a wider range of people will make for an easier sale when the time comes.



### 9 See past bad décor.

A poorly presented property is not necessarily a bad purchase, so look beyond dated decoration or ugly carpets. A coat of paint or a new bathroom suite can transform any home.



### 10 Be patient.

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



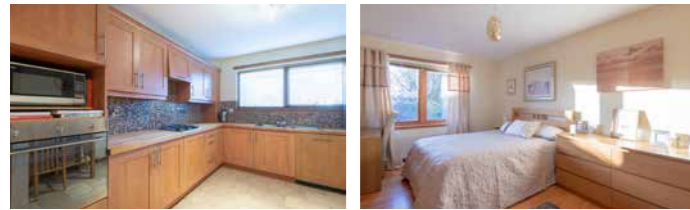
Jason Terras, Property Manager  
jasonterras@lindsays.co.uk



## 25 Kinnordy Terrace Dundee

Offers Over £250,000

A uniquely designed, detached villa located close to Broughty Ferry and is within easy access of Dundee City Centre.



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

## 5 Lethnot Green Carnoustie

Offers Over £249,000 | UNDER OFFER

Tastefully decorated throughout, this bright and spacious four-bedroom house is located in a very popular residential area of Carnoustie.



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

## 90A Monifieth Road Broughty Ferry

Offers Over £240,000

A truly outstanding and beautifully presented upper-floor apartment which forms part of a substantial stone-built mansion house. The bright lounge with large bay window provides natural light throughout the day.



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

## 4 Antiquary Gardens Arbroath

Offers Over £240,000

Located on the outskirts of Arbroath this is an excellent opportunity to purchase a deceptively spacious family home.



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

## 11 Drumlochie Gardens Broughty Ferry

Offers Over £240,000

An appealing detached bungalow which is in move-in condition. The property is located in the highly desirable Balgillo Park with private driveway for multiple cars, leading to a single garage.

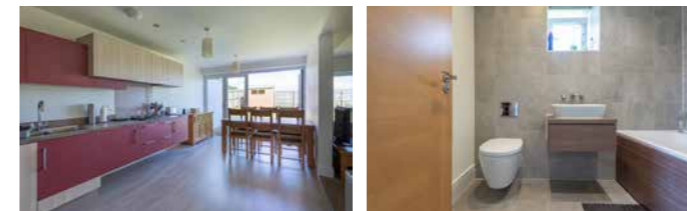


3 Bedrooms | 1 Reception | 2 Bathrooms | EPC Band C

## 18 Adam Drive Dundee

Offers Over £235,000

An attractive detached villa which has been stylishly decorated throughout, located in a quiet cul-de-sac in the popular Craigowl area with lovely open views.

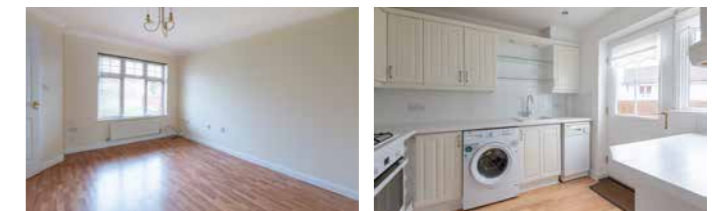


3 Bedrooms | 1 Reception | 2 Bathrooms | EPC Band C

## 4 Alder Avenue Broughty Ferry

Offers Over £235,000

A freshly painted four-bedroom detached house within a popular residential area of Broughty Ferry, complete with an enclosed garden to the rear of the property.



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



## 7 Bannoch Rise Broughty Ferry

Offers Over £235,000

This detached property offers flexible family accommodation split over two levels and is located between Broughty Ferry and Monifieth with easy access to Dundee City Centre via the A92.



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

## Get your house in order – *by making a Will*

If you're about to buy a property or have just got the keys to your new home, it's understandable you don't want to think about death or disaster.

But whether you're buying your first flat or have worked your way up the ladder to your dream home, it's a long-term (and major) financial commitment. So you need to consider what would happen to your family and your home if you died.

Scotland has rigid laws about who inherits your property if you die intestate (ie, without a Will), and these can have difficult consequences for your loved ones. Some key points to note:

- In most circumstances, a surviving spouse will inherit the matrimonial home. For most people, this is not a problem, but it could be more difficult if you have a blended family or are starting a new relationship. You would need a Will in order to address this.

- With blended families, you may want your half of the property to go to your children, but for your spouse or partner to have a right to stay there. That can only be guaranteed with a properly drafted Will.
- Cohabitees are especially vulnerable because they don't have automatic rights to inherit property (unlike spouses and civil partners). While cohabitees can go to court to claim a share of the property, this is likely to be expensive and stressful, and carries no certainty of success. There's also a time limit of six months.

This list isn't exhaustive, and also isn't hypothetical – these situations happen to real people every day. And whatever the outcomes, having to deal with unexpected issues regarding your property will come with legal costs, delays and stress for those left behind. Making a Will can provide the clarity and security to stop them arising.

No one wants to rain on your parade when you're buying a property, but making a Will (or reviewing an existing one) is a lot less stressful than the legal issues that could hit your family if you don't have one. So why not put it on the to-do list along with your other home-buying admin – such as insurance? It's not going to bring you joy, but it sure will help protect the people you love.



Grant Johnson, Partner  
Head of Private Client Services  
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## 127 Coupar Angus Road Muirhead

Offers Over £210,000

A three-bedroom property which has been tastefully upgraded throughout with large mature gardens to the rear laid mainly in lawn with shrubs and plants.



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

## 7 Mary Findlay Drive Longforgan

Offers Over £210,000

Decorated with neutral colours throughout providing bright and spacious accommodation over two levels, this property is situated within the popular village of Longforgan.



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

## 16 Morar Place Broughty Ferry

Offers Over £200,000

This three-bedroom home has been stylishly decorated and is in move-in condition. Located within walking distance of both Balgillo Nursery and Forthill Primary School.



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

## 17B The Esplanade Broughty Ferry

Offers Over £180,000

Enviably located on Broughty Ferry Esplanade, a beautiful attic flat with large bay windows boasting open views to the River Tay and beyond.



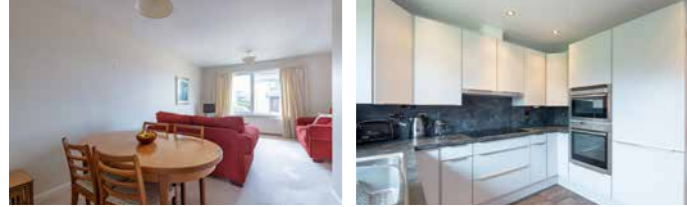
2 Bedrooms | 1 Reception | 1 Bathroom | EPC Band E



## 41 Spencer Crescent Carnoustie

Offers Over £180,000

A great opportunity to buy an attractive semi-detached bungalow located to the North of Carnoustie in a quiet cul-de-sac.



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

## 3 Symers Street Dundee

Offers Over £180,000

Offering excellent potential, this three-bedroom property would benefit from a degree of modernisation and would suit a variety of buyers.



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

## 4 Kirkton of Kinnettles Forfar

Offers Over £160,000

This is a delightful refurbished, 'B' listed cottage which is full of character and boasts lovely countryside views.



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

## 98 The Downs, Barry Downs Carnoustie

Offers Over £155,000

A luxury residential Park Home within the prestigious Barry Downs Park which is in immaculate condition throughout.

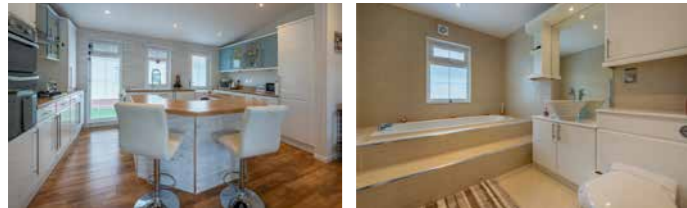


2 Bedrooms | 2 Receptions | 2 Bathrooms | EPC Band N/A

## 39 Barry Downs Carnoustie

Offers Over £170,000

A beautifully presented luxury Park Home located within the prestigious Barry Downs Park in the coastal resort of Carnoustie.



2 Bedrooms | 1 Reception | 2 Bathrooms | EPC Band N/A

## 21 Eastgait Rise Tayport

Offers Over £170,000

Ideally located in the popular village of Tayport within walking distance of all the area has to offer, a three bedroom semi-detached villa with south-facing rear garden.

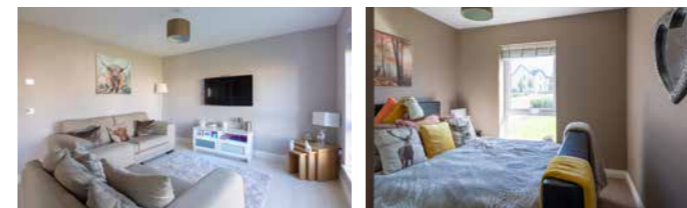


3 Bedrooms | 1 Reception | 1 Bathroom | EPC Band C

## 31 Grayhaugh Wynd Dundee

Fixed Price £155,000

Forming part of the modern Dykes of Gray Development a tastefully presented and spacious ground-floor apartment.



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

## 6 Mericmuir Place Dundee

Offers Over £155,000 | UNDER OFFER

An attractive semi-detached, stone-built villa located to the North of Dundee City with easy access to the A90.



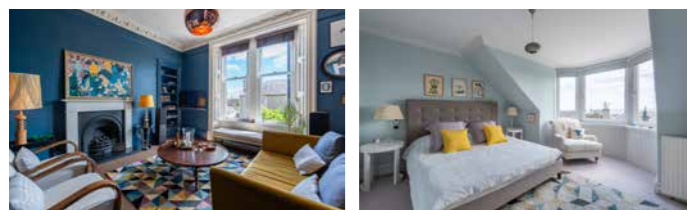
2 Bedrooms | 1 Reception | 1 Bathroom | EPC Band D



## 62 High Street Dundee

Offers Over £145,000 | UNDER OFFER

A tastefully presented maisonette flat blending period features such as original cornicing with modern living.



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

## 27 Earlston Avenue Carnoustie

Offers Over £140,000

With easily maintained gardens to the front and rear, this property is in move-in condition just off Ballumbie Road.



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

## 26 Ashkirk Gardens Dundee

Offers Over £130,000

Located to the North East of Dundee City Centre, a great opportunity to buy a semi-detached villa with off-street parking.



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

## 4 Baldragon Court Dundee

Offers Over £128,000

A bright and airy, mid-terrace property. Set within a small cul-de-sac, this property benefits from off-street parking.



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



## 153 Balunie Drive Dundee

Offers Over £125,000

A newly refurbished three-bedroom, end-terraced family home in the popular Douglas Area, to the East of Dundee City Centre.



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

## 39 Braehead, Methven Walk Dundee

Offers Over £120,000

A spacious second-floor apartment forming part of a 'Converted Mill' with two sizeable double bedrooms.



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

## 43 Fettercairn Drive Dundee

Offers Over £110,000

A well presented maisonette apartment which is located within a popular residential area of Broughty Ferry.



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

## 6C Church Street Broughty Ferry

Offers Over £105,000

A freshly decorated first-floor flat located close to the waterfront in central Broughty Ferry.



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

## 3 Kingoodie Houses, The Neuk Invergowrie

Offers Over £118,000

A great opportunity to buy a first and second-floor apartment within 'Kingoodie House' in the popular village of Kingoodie.



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

## 355B Charleston Drive Dundee

Offers Over £115,000

Freshly decorated throughout, a three-bedroom mid-terraced villa which is within close proximity of Ninewells Hospital.

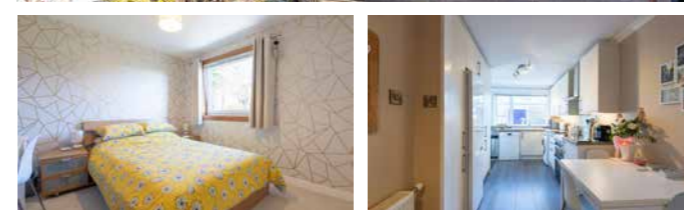


3 Bedrooms | 1 Reception | 1 Bathroom | EPC Band E

## 78 City Road Brechin

Offers Over £105,000

Beautifully presented throughout, this two-bedroom, end-terraced property is located in the popular town of Brechin.



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

## Middle Cottage, Crossgates Inchture

Offers Over £99,000

A quaint stone-built mid-terrace cottage, set in a lovely location which does require a degree of upgrading.



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



# Get in touch with our *property team*



**Jason Terras**  
Property Manager



**Joy Stapley**  
Property Manager



**Meg Hanlin**  
Property Manager



**Catriona Bews**  
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



**Julie Malone**  
Senior Solicitor



**Emma Conway**  
Solicitor



**Joanna Saigeon**  
Solicitor



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## *Legal services*

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