



RSB/lindsays

95 King Street
Broughty Ferry, DD5 1EY

"A ground floor main door flat which has been tastefully upgraded to a high standard"

- Vestibule
- Open Plan Lounge/Dining/Kitchen
- Double Bedroom
- Bathroom
- Double Glazing
- Electric Heating
- Shared Garden

EPC Rating D

OFFERS OVER £98,000
HR VALUATION £100,000



Description

A great opportunity to purchase this beautifully presented and tastefully upgraded ground floor, main door flat which is located within central Broughty Ferry and offers partial views through to the River Tay from the lounge. The property has been altered and upgraded and practical benefits include double glazing and electric heating. Included in the sale are the floor coverings and blinds where fitted along with the integrated oven, hob, fridge and washing machine in the kitchen.

The accommodation comprises an open plan lounge, kitchen, dining room, double bedroom and bathroom with shower over the bath. There is storage space in the rear hall.

At the rear of the property lies a generous shared garden.

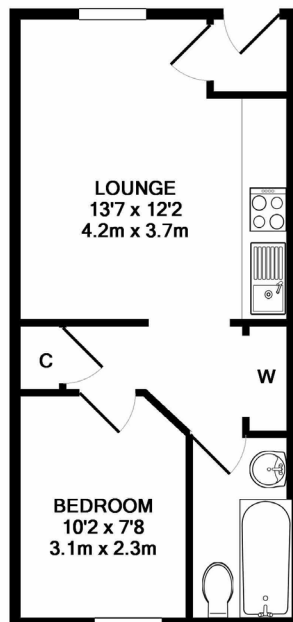
This is an excellent flat for a variety of buyers and we strongly recommend viewing.

Area

Broughty Ferry is a prestigious suburb situated on the north shore of the River Tay. The property is within easy walking distance to beachfront, harbour, supermarkets, individual shops, bars, restaurants, primary and secondary schooling. Broughty Ferry is within a short drive from Dundee City Centre which offers all the amenities and commerce expected of a major city. There is a main line Railway Station at Dundee with services north and south, including a sleeper service to London. Dundee Airport offers flights to London. The A90 dual carriageway offers easy access to Aberdeen and to Perth, Edinburgh and Glasgow. Away from the city there are a range of impressive outdoor pursuits. Over the River Tay is St. Andrews, home of golf, whilst the Championship course at Carnoustie is only a few miles up the coast.

Viewing

By appointment through RSB Lindsays on 01382 802050



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Prospective purchasers are requested to note formal interest with RSB Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.