

**36 Brown Street  
Broughty Ferry  
Dundee  
DD5 1EJ**



**7-9 South Tay Street  
Dundee  
DD1 1NU  
Tel. 01382 204625  
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**Offers Over £ 90,000**



Situated in the heart of Broughty Ferry, this bright, ground floor studio apartment is in excellent decorative order and is available for early entry.

The property benefits from well-proportioned accommodation and includes spacious lounge/kitchen area, good sized double bedroom, recently installed shower room, gas central heating and double glazing. All blinds and curtains are included in the sale.

Ideally placed for local amenities including schools, shops, restaurants and bus services.

Viewing is highly recommended to appreciate this excellent home on offer.

**Accommodation: - Vestibule, Lounge & Kitchen Area, Double Bedroom, Shower Room.**

### Vestibule

Modern front door opening into carpeted vestibule with electric cupboard, radiator and light fitting.

### Lounge & Kitchen Area (12'7 x 12'4)

Bright, spacious lounge and kitchen with window to front of property, shelved cupboard, electric fire. Modern kitchen area with fitted wall and base units and co-ordinating work top surface, splashback subway tiling, stainless steel sink and drainer, two burner induction hob and extractor fan, spot light fittings, radiator and laminate flooring.

### Bedroom (12'1 x 10'4)

Large double bedroom with window to rear of property, built in double wardrobe with sliding mirrored doors, light fitting, radiator, and laminate flooring.

### Shower Room (8'5 x 4'5)

Recently installed fully tiled shower room with white three piece suite comprising wash hand basin, w.c. and large shower cabinet with mains shower, window, light fitting, heated towel rail, extractor, vinyl flooring.

### Outside

Small patio area to rear of property.

### EPC Rating – C

### Viewing

By Appointment. Please contact Solicitors on 01382 204625.

**HOME REPORT AVAILABLE AT:-**  
[https://www.gssurveyors.co.uk/fileuploads/QiGtIbsmGE6m3rqBOKlCpwlWy4ruZIdnGpv9GzruU/DUN\\_2020\\_02\\_0110\\_HR.pdf](https://www.gssurveyors.co.uk/fileuploads/QiGtIbsmGE6m3rqBOKlCpwlWy4ruZIdnGpv9GzruU/DUN_2020_02_0110_HR.pdf)

*All measurements are approximate*

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