

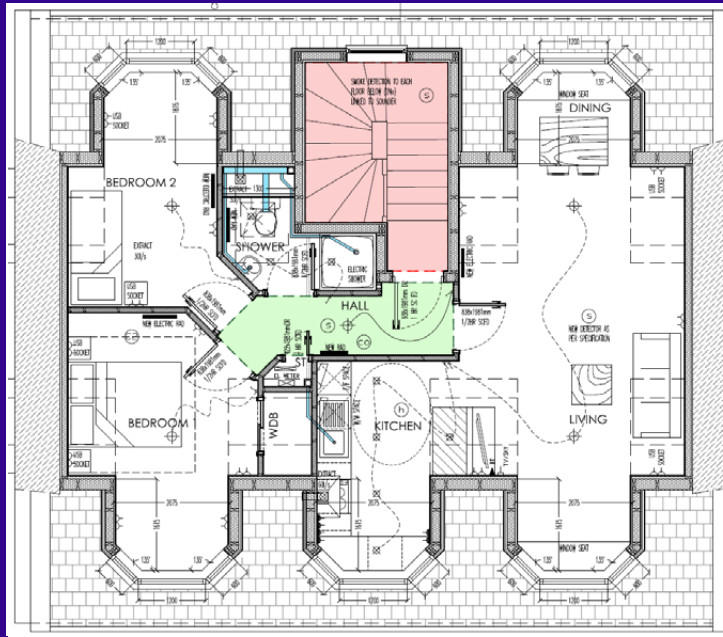
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Offers over £50,000

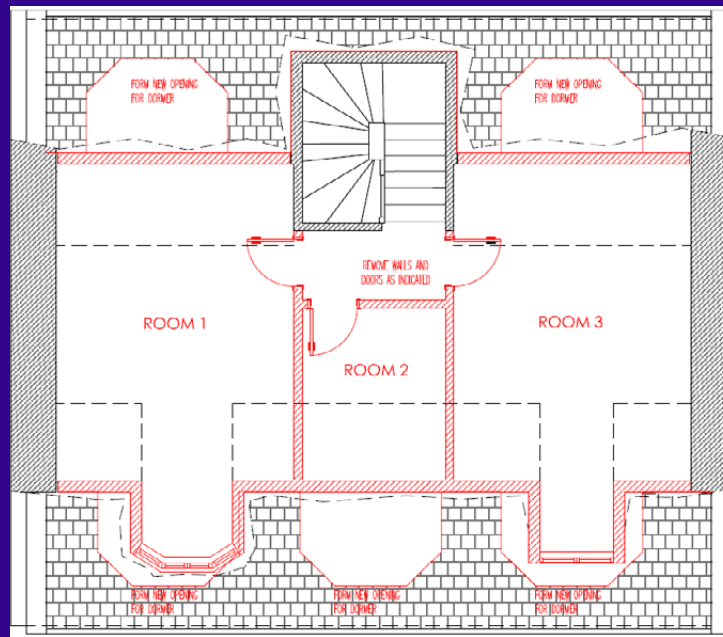


Attic Flat, 197 Brook Street,
Broughty Ferry, Dundee, DD5 2AG

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Proposed Layout








Existing Layout



Exciting conversion opportunity

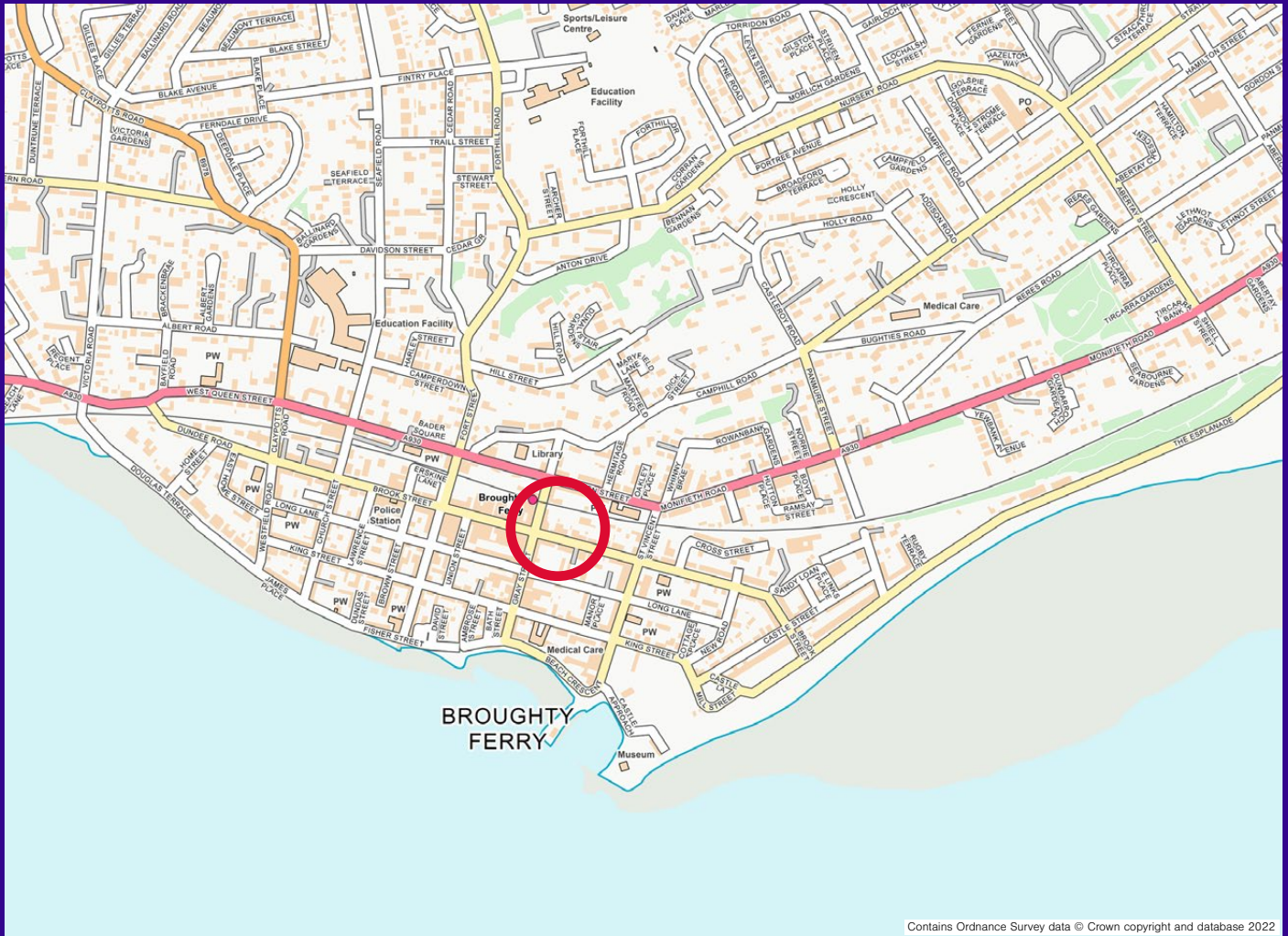
Seldom seen on the market this is a unique opportunity to purchase an excellent development opportunity lying within the heart of Broughty Ferry. The property is particularly well situated lying within easy distance of all of Broughty Ferry amenities. The current apartment comprises an attic area with three rooms, stairwell and upper hall. The property benefits from fine views extending southmost to the front along the rooftops towards Fife and west towards the bridges. This view will be further enhanced by the creation of some new Bay windows. Full planning permission has been approved for conversion into an attractive two bedroom apartment which will have accommodation comprising; hallway, living room, dining area, kitchen, two bedrooms and shower room. Access is via a common close which has benefitted from recent redecoration.

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The planning reference at Dundee City Council is 22/00283/FULL, and this expires in June 2025. The permission is for an attic conversion to form a 2 bed flat including dormer extensions, with a floor area of 67 square metres. A building warrant has also been issued, 21/00661/DOM3, which expires in September 2025.

Broughty Ferry itself is one of the most desirable places to live within the East of Scotland. It has an excellent range of amenities including primary and secondary schools, excellent supermarkets, restaurants, shops, banks, beachfront and beautiful harbour.





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DISCLAIMER. Entry by mutual arrangement. Viewing strictly through selling agents. Whilst we endeavour to make these particulars as accurate as possible, they do not form any part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital tape. If there is any part of these particulars that you find misleading or simply wish clarification on, please contact our office for assistance.

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