



mmllegal.co.uk

01382 206000

property@mmlaw.co.uk

DUNDEE CITY

ANGUS

FIFE

**Flat 9, Brochtie Court, 52 Fort Street, Broughty
Ferry, Dundee, DD5 2AB**

Offers Over
£130,000



"Lovely First Floor Apartment In The Heart of Broughty Ferry"

Accommodation: Hall, Lounge, Kitchen, Double Bedroom, Bathroom, Double Glazing, Gas Central Heating, Shared Courtyard, Secure Entry, Allocated Parking Space



Flat 9, Brochtie Court, 52 Fort Street, Broughty Ferry, Dundee, DD5 2AB

Description

This FIRST FLOOR FLAT is set within a block of similarly styled flats in the heart of Broughty Ferry. The common stairwell and landings have been well maintained by the residents.

The location of the subjects offers an excellent lifestyle due to its beach, water sports, hotels, restaurants and fast access to cities by road or train. Local amenities are also close to hand including restaurants, cafes, shops, well regarded schools at both Primary and Secondary level, and mainline bus service.

This lovely flat comprises of a generous sized lounge with ample space for dining table and chairs, modern fitted kitchen with cooker, washing machine and tumble dryer, double bedroom having wall to wall fitted wardrobes with mirrored sliding doors and bathroom with three-piece white suite and electric shower fitted over the bath.

The property benefits from double glazing and gas central heating throughout.

Externally the property is accessed via the secure entry and through the shared Courtyard.

The communal Courtyard is laid to paving slabs with areas laid to gravel and shrubbery areas.

There are also outbuildings which comprise bin stores.

Allocated parking space.

We strongly recommend viewing this great apartment.



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Included In Sale

All floor coverings, cooker, washing machine, tumble dryer, window blinds where fitted, light fittings (with the exception of the lounge). The Fridge Freezer can be sold by separate negotiation as only 6 months old.

Viewing

By appointment through Solicitors on 01382 206000 or alternatively for evenings and weekends telephone 07939 523666.

Home Report

Contact Solicitor for a Copy of the Home Report.

Accommodation

Lounge 14'9" x 12'3"

Kitchen 9'4" x 7'6"

Bedroom 11'4" x 9'

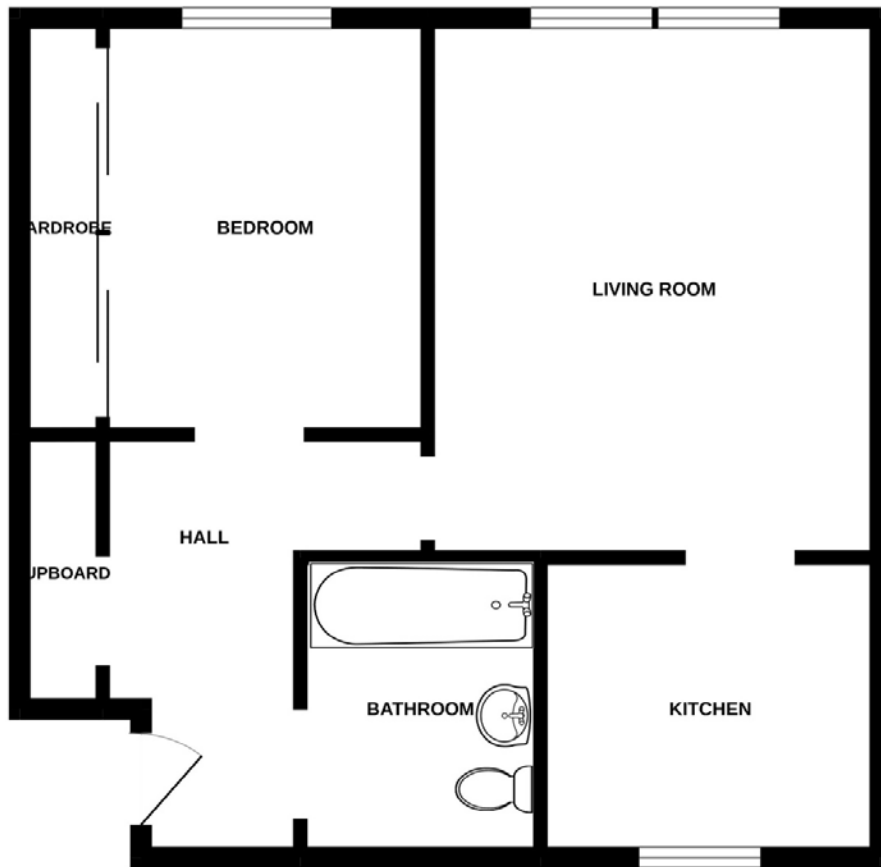
Bathroom 7'2" x 7'6"



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