



MML Law

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01382 206000 DUNDEE CITY | ANGUS | FIFE

305 Queen Street, Broughty Ferry, Dundee, DD5 2HT

FIXED
£170,000



"Modern Spacious Main Door Ground Floor Flat in Central Broughty Ferry"

Accommodation: Hall, Lounge/ Dining, Kitchen, 2 Bedrooms and Bathroom. Side Entrance Porch, 2 Double Bedrooms one with large Storage Area, Bathroom, GCH, DG. Gardens



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Description

MML are delighted to offer this immaculately presented **Main Door Ground Floor Flat** situated within prime Broughty Ferry centre.

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 well regarded schools at both Primary and Secondary level, shops and mainline bus service.

The bright accommodation is formed over one level comprising entrance hall, open plan lounge/kitchen, from the lounge there are sliding doors to the front of the property, the kitchen is fitted with ample wall and base mounted units with complimentary work surfaces, gas hob and oven, space for washing machine and fridge freezer. Two double bedrooms, both with fitted wardrobes. Spacious bathroom fitted with three-piece suite and electric shower over the bath.

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

Must be viewed to fully appreciate the spacious accommodation on offer

Outside there is a private paved access path to the side and small chipped courtyard area to the front. The remaining grounds are communal and include a communal raised seating area. Visitors parking.

Included In Sale

All carpets and floor coverings, window blinds where fitted, hob and oven.



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Viewing

Contact Solicitors for an appointment to view on 01382 206000.

Home Report

Contact Solicitor for a copy of the Home Report.

Accommodation

Open Plan Lounge/kitchen 16'11" x 14'1" (kitchen 7'10" x 6'9")

Bedroom 1 15'1" x 9'8"

Bedroom 2 13'4 x 8'5"

Bathroom 7'2" x 7'3"

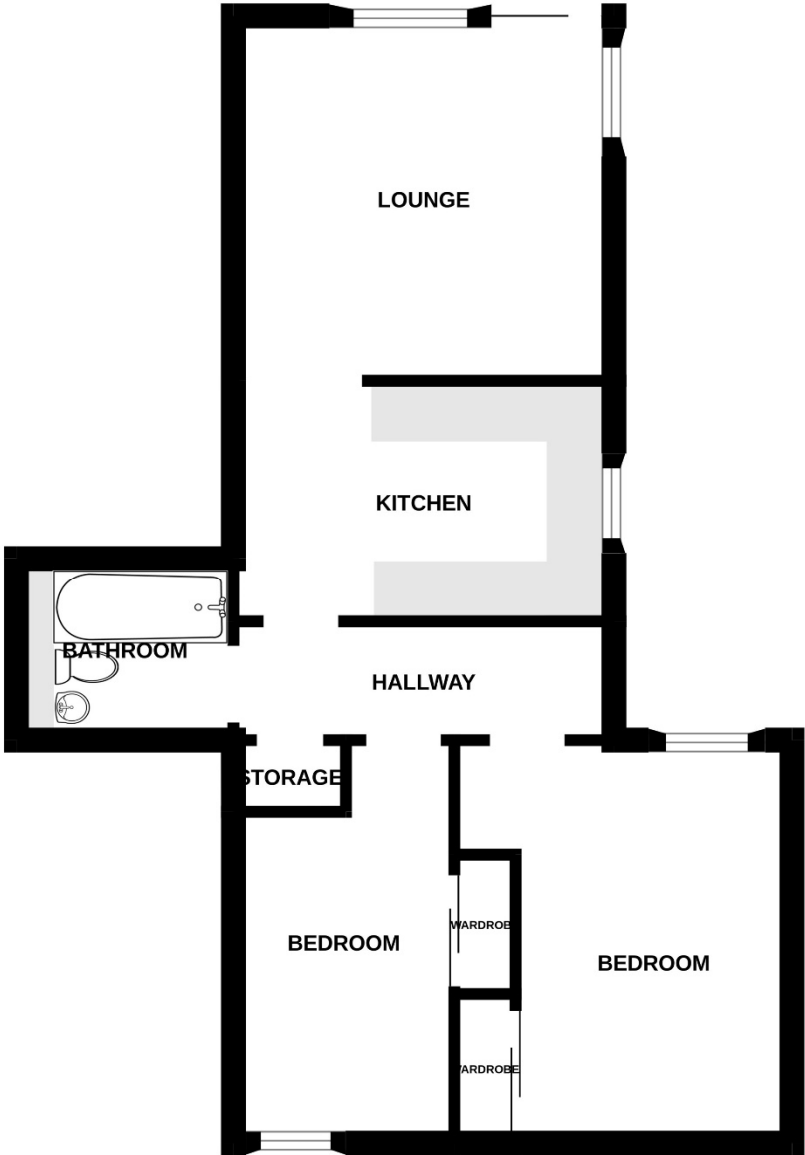


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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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