

SONGRAY 14 BROCHTIE COURT

LAW • PROPERTY • FINANCE

52 Fort Street, Broughty Ferry, Dundee, DD2 2AB







Enjoying a good-sized living room, a kitchen, two bedrooms, and a modern shower room, plus access to a shared courtyard garden and a private garage, this first-floor flat is situated in Broughty Ferry, close to all the amenities the area has to offer including shops, pubs, cafes, and restaurants, the train station, and the beach. The flat and its location are sure to appeal to first-time buyers, professionals, couples, young families, and rental investors alike.

Extras: Integrated kitchen appliances comprising an oven, hob and extractor hood as well as a freestanding fridge/freezer will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.

FEATURES

- First-floor flat in Broughty Ferry
- Ideally located close to amenities
- Short stroll from the beach
- Secure shared entrance
- Hall with built-in storage
- East-facing living room
- Bright kitchen
- Two double bedrooms
- Modern shower room
- Shared courtyard garden
- Private garage for parking
- EPC Rating C
- Council Tax Band C



"FIRST-FLOOR FLAT IN BROUGHTY FERRY WITH A BRIGHT KITCHEN, TWO DOUBLE BEDROOMS & A MODERN SHOWER ROOM"









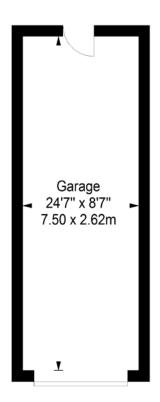
Garage

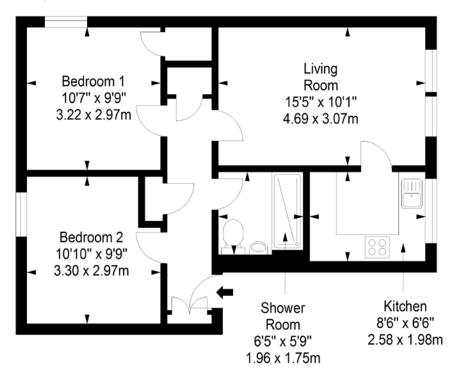
Approx. 19.6 sq. metres (211.0 sq. feet)



First Floor

Approx. 52.8 sq. metres (568.3 sq. feet)



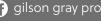


Total area: approx. 72.4 sq. metres (779.3 sq. feet)





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These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.



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