



GILSON GRAY

LAW • PROPERTY • FINANCE

14 BROCHTIE COURT

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

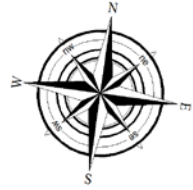
- First-floor flat in Broughty Ferry
- Ideally located close to amenities
- Short stroll from the beach
- Secure shared entrance
- Hall with built-in storage
- East-facing living room
- Bright kitchen
- Two double bedrooms
- Modern shower room
- Shared courtyard garden
- Private garage for parking
-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



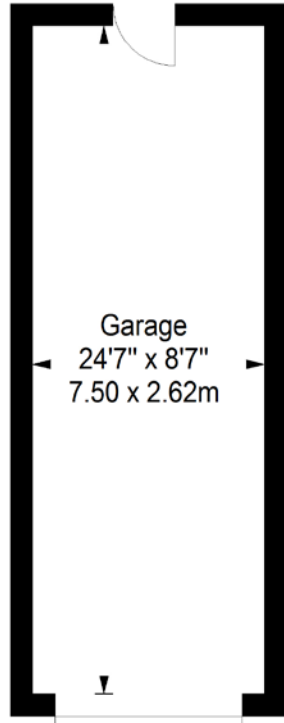
“FIRST-FLOOR FLAT IN BROUGHTY FERRY WITH A BRIGHT KITCHEN, TWO DOUBLE BEDROOMS & A MODERN SHOWER ROOM”



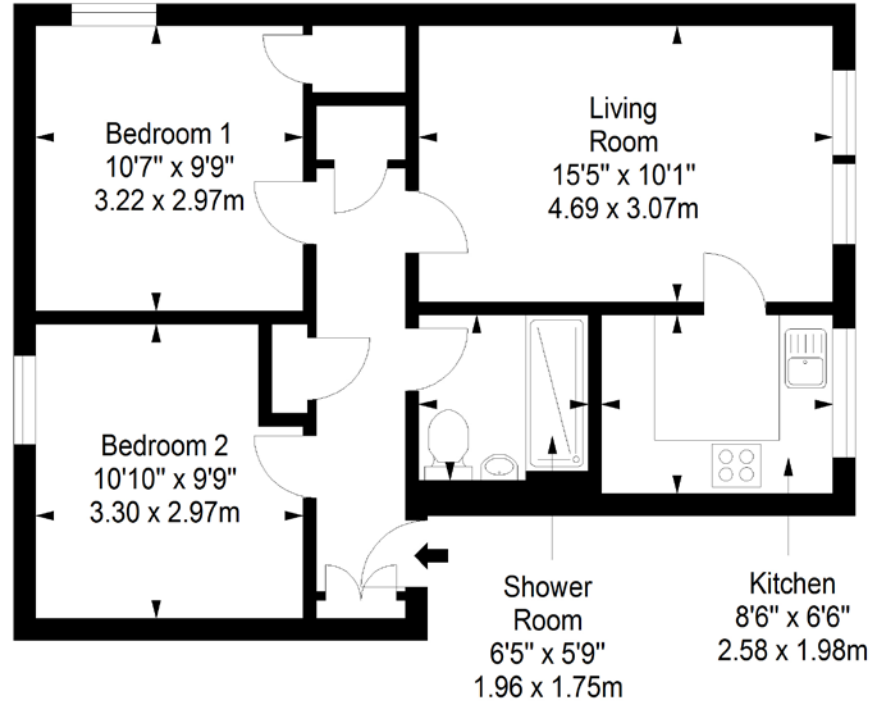
Garage
Approx. 19.6 sq. metres (211.0 sq. feet)



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



Garage
24'7" x 8'7"
7.50 x 2.62m



Bedroom 1
10'7" x 9'9"
3.22 x 2.97m

Living Room
15'5" x 10'1"
4.69 x 3.07m

Bedroom 2
10'10" x 9'9"
3.30 x 2.97m

Shower Room
6'5" x 5'9"
1.96 x 1.75m

Kitchen
8'6" x 6'6"
2.58 x 1.98m

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

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