



MICHAEL A. BROWN
— Solicitors & Estate Agents —



28 Abernethy Road, Broughty Ferry, Dundee, DD5 2PF

Offers over **£78,000**



- Top Floor Flat
- Open Views
- Well Maintained Block
- Entry Phone System
- Off Strathmore Street
- Lounge
- Kitchen
- Double Bedroom
- Bathroom
- ECH; UPVC DG

This well presented TOP FLOOR FLAT is situated in a modern block of flats off Strathmore Street in Broughty Ferry and enjoys open views East towards the River Tay Estuary. The flat benefits from replacement UPVC double glazed windows, electric central heating and security entry phone system. There is a communal interior drying area on the landing and mutual car parking outside the block.

HALL

Main entrance door. Large walk-in storage cupboard. Beech laminate flooring. Entry phone.

LOUNGE

Wonderful views east over Broughty Ferry and towards the Tay Estuary. Storage Cupboard. Oak laminate flooring.

KITCHEN

Fully fitted with beech trim and white colour wall and base units and beech finish worktop and tile upstand. Integral electric hob and oven. Inset sink with drainer and mixer tap. Automatic washing machine. Upright fridge freezer. Oak laminate flooring. Dimplex wall heater. Window with open aspect.

DOUBLE BEDROOM

Beech laminate flooring. Window with open North aspect.

BATHROOM

Fully wall tiled. Vinyl floor tiling. Three-piece bathroom suite. Redring electric instant shower over bath and glazed shower screen. Dimplex wall heater.

LANDING

Secure mutual indoor drying area.

OUTSIDE

Open grass areas. Mutual car parking.

EXTRAS

All floor coverings and kitchen appliances.

LOCATION

Off Strathmore Street, Broughty Ferry.

EPC – D

Home Report Valuation - £80,000



ACCOMMODATION

(All measurements are approx.)

Lounge	15'6" x 11'9"	(4.75m x 3.63m)
Kitchen	11'9" x 7'2"	(3.63m x 2.20m)
Double Bedroom	12'4" x 11'1"	(3.77m x 3.37m)
Bathroom	7'0" x 5'0"	(2.14m x 1.53m)

These particulars are prepared in good faith but are not warranted and do not form part of any contract.
All measurements approximate.



MICHAEL A. BROWN
— Solicitors & Estate Agents —

17 South Tay Street, Dundee DD1 1NR (DXDD135)

Telephone: 01382 204242

Email: law@michaelabrown.co.uk

property@michaelabrown.co.uk