



**CB**

**FLAT 11, 3 NURSERY ROAD, BROUGHTY FERRY, DD5 3DT**  
**OFFERS OVER: £92,500**

**CAMPBELL  
BOATH**

*Solicitors & Estate Agents*

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[www.campbellboath.com](http://www.campbellboath.com)

**Accommodation Comprises: Entrance Hall, Lounge, Kitchen, Two Bedrooms, Bathroom. External: Communal Garden.**

This is a spacious TOP FLOOR TWO BEDROOM MAISONETTE which is situated in the sought after area of Broughty Ferry. The property is close to all local amenities including shops, primary and secondary schools, restaurants, cafes and a main bus route to the City Centre. Benefits include security door entry system and double glazing. All floor coverings and window blinds are included in the sale. Early internal viewing is highly recommended.

**ENTRANCE:** -

A hardwood door gives access to the entrance hall. There is carpeted stairway giving rise to the upper floor accommodation. Built-in under stair storage cupboard. Security entry phone. Carpet. Electric wall heater.

**LOUNGE:** -

Approximately 15'1" x 13'10". This is a good size room which has two double glazed windows offering pleasant outlook towards the front and side of the property. Fitted roller blinds. Carpet.

**KITCHEN:** -

Approximately 12'8" x 8'5". The kitchen has a range of base and wall mounted storage cupboards having contrasting work surfaces. Tiled splashback. The polycarbonate sink has plumbing connections for a washing machine. Electric cooker point. There is a double-glazed window offering pleasant outlook to the side of the property. Downlights. Vinyl flooring. Electric wall heater.

**UPPER FLOOR:** -

The upper floor landing is carpeted and has a hatch which allows access to the attic space. Built-in linen cupboard.

**BEDROOM 1:** -

Approximately 14'10" x 10'1". This is a good-sized bedroom with two double glazed windows offering pleasant outlook towards the front and side of the property. Fitted roller blinds. Carpet.

**BEDROOM 2:** -

Approximately 14'10" x 10'1". This is a good-sized bedroom with a double-glazed window offering pleasant outlook towards the side of the property. Built-in cupboard. Carpet.



**BATHROOM: -**

This has a three-piece suite which includes a W.C., bath with electric 'Mira' shower and wash hand basin. There is a double-glazed window offering a good deal of natural light. Vinyl flooring. Electric wall heater.

**EXTERNAL: -**

There is a communal garden to the rear.

**INCLUDED IN SALE: -**

All floor coverings and window blinds where fitted.



**Owner:** Clients of Campbell Boath

**Viewing:** Telephone Campbell Boath Solicitors on  
01382 202060

or **Email:** [property@campbellboath.com](mailto:property@campbellboath.com)

**Office Opening Hours:** Monday - Friday 9am - 5pm

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For more details regarding this property and many other properties visit our website  
at [www.campbellboath.com](http://www.campbellboath.com) or telephone our office on 01382 202060.



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All measurements have been taken by a sonic tape measure and therefore may be subject to a small margin of error. Whilst the Selling Agents believe the above details to be correct, no warranty can be given and any potential purchaser should satisfy themselves as to the accuracy of.