

Blackadders

Offers Over £160,000








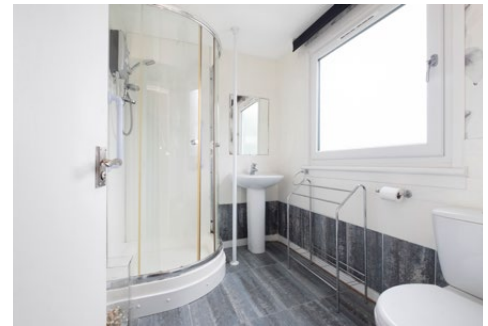
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27b Fort Street,  
Broughty Ferry DD5 2AD



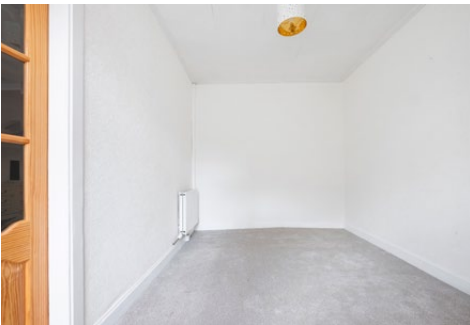
- First and Attic Maisonette
- Dining Kitchen
- Gas Central Heating
- Central Location
- 3 Bedrooms
- Double Glazing
- Living Room
- Shower Room
- Rear Garden

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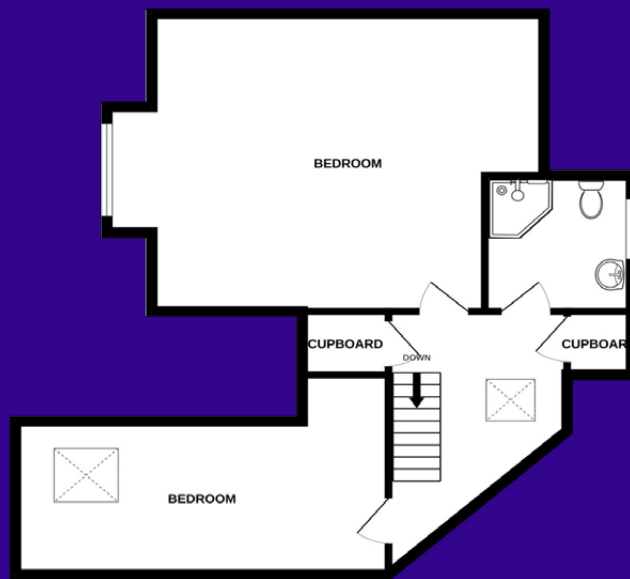
This is a most attractive purpose built first and attic floor maisonette flat. The property is centrally sited lying within the heart of Broughty Ferry. Local amenities, restaurants and shops lie within easy reach.

The subjects comprise on the first floor: hallway, lounge, bedroom and dining kitchen. A turn stair leads to the attic level with a large landing, two further bedrooms and shower room with a two piece suite. There is an attractive aspect from the master bedroom in the upper level to the side extending across the rooftops towards the mouth of the Tay and onto Fife. The kitchen is well equipped with fitted wall and floor units and features a four burner hob, oven and extractor, and provides room for a table and chairs.





First Floor



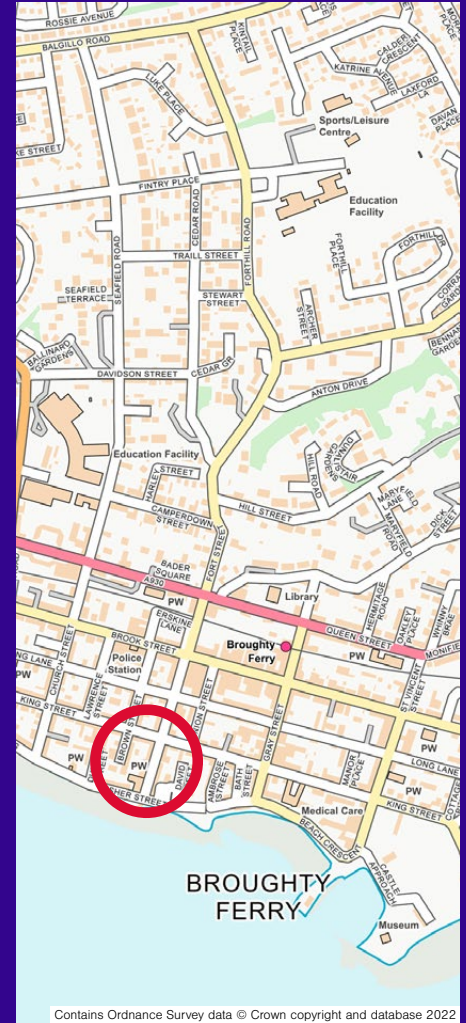
Attic Level

## Accommodation (measurements are approx)

Living Room	4.83m x 4.24m	(15'10" x 13'11")
Dining Kitchen	3.39m x 4.01m	(11'1" x 13'2")
Bedroom 1	4.05m x 2.75m	(13'3" x 9'0")
Shower Room	1.72m x 2.30m	(5'8" x 7'7")
Bedroom 2	5.23m x 4.82m	(17'2" x 15'10")
Bedroom 3	3.73m x 2.22m	(12'3" x 7'3")

To the rear of the property there is an area of garden ground lying westmost comprising of patio and drying area. The property also benefits from a private stone built shed and cellar.

Gas central heating is installed backed up by double glazing and the property extends to around 91 sqm or thereby.



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### Aberdeen

6 Bon Accord  
Square, Aberdeen  
AB11 6XU

Tel: 01224 452750

### Dundee

30 & 34 Reform Street  
Dundee  
DD1 1RJ

Tel: 01382 342222

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[property@blackadders.co.uk](mailto:property@blackadders.co.uk)