






Fixed Price £110,000



77 Hamilton Street, Broughty Ferry,
Dundee, DD5 2NQ



- First Floor Apartment
- Well Established Area
- Living Room
- Kitchen
- 2 Double Bedrooms
- Shower Room
- Gas Central Heating
- Double Glazing
- Shared Garden Area

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This is an attractive first floor apartment affording comfortable accommodation throughout. The property forms part of a well established and sought after residential area plus situated on one of the main thoroughfares leading into Broughty Ferry and Dundee. The subjects comprise hallway with large stores, spacious living room, kitchen, two double bedrooms and shower room. The bedrooms are well proportioned and both benefit from fitted wardrobes. The shower room has a corner shower cabinet, two piece suite with instant shower and extensive tiling. The property also benefits from a spacious loft.

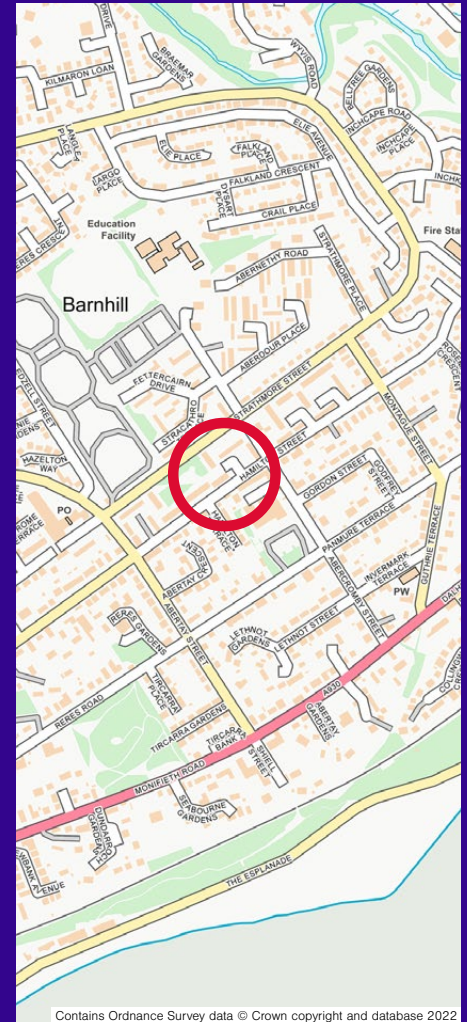
Gas fired central heating is installed backed up by double glazing. There is a further useful store within the lower common hallway and access to sizable shared drying room.





Accommodation (measurements are approx)

Living Room	3.69m x 4.70m	(12'1" x 15'5")
Kitchen	2.40m x 3.47m	(7'10" x 11'5")
Bedroom 1	2.92m x 3.64m	(9'7" x 11'11")
Bedroom 2	2.91m x 3.61m	(9'7" x 11'10")
Shower Room	1.72m x 1.80m	(5'8" x 5'11")



Aberdeen

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Dundee

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DISCLAIMER: Entry by mutual arrangement. Viewing strictly through selling agents. Whilst we endeavour to make these particulars as accurate as possible, they do not form any part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital tape. If there is any part of these particulars that you find misleading or simply wish clarification on, please contact our office for assistance.

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