



Alan E Masterton
SOLICITORS & ESTATE AGENT

DD5 ESTATE AGENTS

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102A Gray Street, Broughty Ferry, DD5 2DN

Offers Over £190,000

First Floor, 3 Bedroomed Apartment

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DD5 ESTATE AGENTS

First Floor, 3 Bedroomed Apartment

102A Gray Street, Broughty Ferry, DD5 2DN

This 3 bedroomed, immaculately presented apartment is situated in the heart of Broughty Ferry only minutes walks from shops, restaurants, bars, bus stops and award winning beach front.

The first-floor property has been well maintained and consists of an entrance hallway, generous lounge, contemporary dining kitchen, family bathroom, large master bedroom with ensuite and a further 2 double bedrooms. The property also benefits from double glazing and gas central heating.

This ready to move in apartment will attract a wide range of buyers looking to invest in a home of quality and space in a popular and prestigious location, early viewing is therefore highly recommended.

Entrance:

The property is accessed via a secure entry system into a well maintained communal close which also gives access to the shared garden area. Apartment A is accessed on the first floor through a solid wooden security door into a bright and welcoming entrance hall. This bright space gives access to all rooms within the 3 bedroomed home.

Lounge:

4.67m x 5.22m:

A generously sized and well-proportioned room which enjoys the feeling of space and lightness through the large window overlooking the front of the property.

Kitchen/ Dining Area:

4.6m x 3.16m:

An extremely spacious, modern kitchen with dining area that's flooded with natural light from the rear facing window overlooking the secluded garden. Ample storage space provided by a good range of gloss wall and floor cabinets with complimentary worktop and splash back. Appliances within the kitchen include a built-in oven with induction hob and contemporary overhead extractor above, space for dishwasher, washing machine and large fridge freezer.

Bathroom:

2.62m x 1.76m:

This contemporary family bathroom consists of a w.c and wash hand basin within a vanity unit, providing excellent additional storage as well as a bath with dual head rainfall shower above, illuminated mirror and wall and floor tiles give the bathroom a modern finish.

Master Bedroom:

3.63m x 3.11m:

A very spacious bright and airy double bedroom with window overlooking the rear of the home, the master bedroom also benefits from a modern ensuite.

En-Suite Shower Room:

1.16m x 2.77m:

A generous sized stylish en-suite with walk in shower with mains operative shower within, back to wall w.c and wash hand basin within a vanity unit providing excellent additional storage, fully tiled with chrome heated towel rail.

Bedroom 2:

3.13m x 3.85m:

Another bright and airy double bedroom overlooking the front of the home.

Bedroom 3:

3:97m x 3:86m:

Another generous sized double bedroom with built in wardrobe and large window overlooking the front of the home.

Garden Area and Parking:

Attractive, low maintenance shared garden area to the back of the home. The front of the property is accessed via secure entry via a well maintained stairwell that gives access to 102A, the rear garden area and bin storage. Parking can be found at Brook Street, Queen Street or Fort Street Council Car parks via issue of a residential parking permit. All up to date costs of permits can be found via Dundee City Council websites.



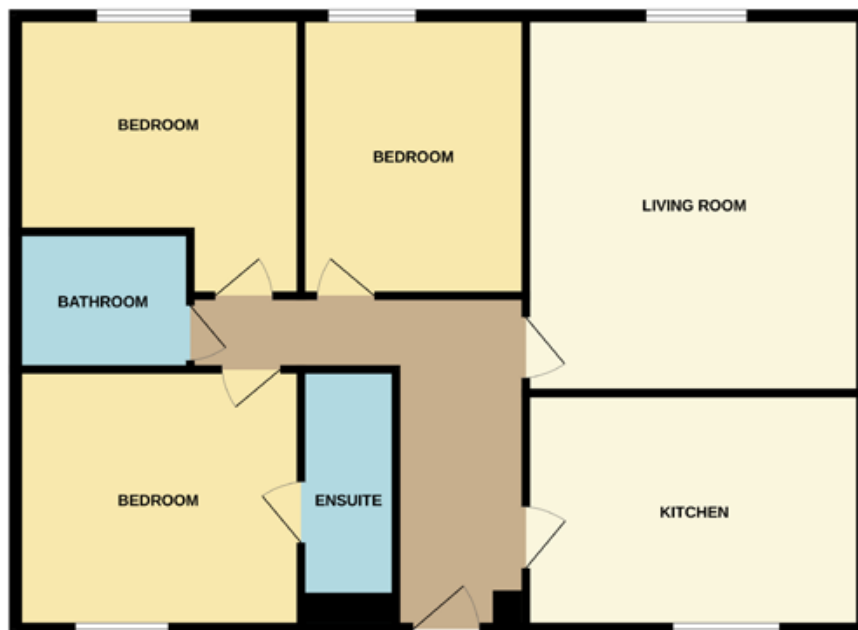




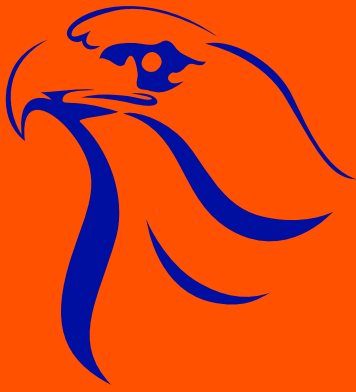




GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Home Report

Please log on to www.legaleagles.tv then select this property, select the "Home Report" button and the home report will display within 5 seconds.

Council Tax Band: C

(Dundee Council May 2024).

EPC Band

C

Viewings:

By prior appointment only. Contact us on 01382 539 313 during normal office hours to arrange your 15-minute viewing slot or alternatively you can arrange your appointment by e-mailing us at: viewingstobook@gmail.com (viewings must be arranged at least 24 hours before your requested viewing date/time)

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Note:
Whilst every care is taken to ensure these are correct, all sizes have been taken using laser measuring device and therefore no sizes or descriptions herein are guaranteed and do not form part of any contract to follow hereon. All measurements are approximate and for guidance only, all sizes are taken at the widest points for each room, unless otherwise specified. The agent has not tested and apparatus, equipment, fixtures, fittings or services and therefore we are unable to confirm the functionality or fitness for purpose of any such, any potential purchaser should check with their own legal advisor or suitably qualified surveyor on such issues, if the availability of children places at local or any school is an essential requirement with regard to advancing an offer for this property then potential purchasers should make their own enquires directly to the local education authority prior to submitting an offer for this property and satisfy themselves as to the position with school places prior to making any such offer, the sellers and their agents accept no responsibility whatsoever for ensuring school places are available or otherwise in any catchment area.

Attic space inspection policy: this firm do not indemnify viewers from any damage done to the property or to themselves as a result of viewer inspections of the attic space of properties marketed by us, if you wish to have the attic space inspected please instruct a qualified and indemnified surveyor or architect to do so, alternatively please advise this firm at the time of making your viewing appointment that you are prepared to undertake the responsibility for any damage that occurs to the property and/or your good self and we will prepare a form of undertaking for you to sign before you gain access to the attic space, (please bring photo id with you also) you should also bring along your own access ladders as none will be provided.

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