



**CB**

**19B QUEEN STREET, BROUGHTY FERRY, DD5 1AP**  
**OFFERS OVER : £140,000**

**CAMPBELL  
BOATH**

*Solicitors & Estate Agents*

**tspc**  
MEMBER

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



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

**External: Private Front & Rear Garden Area.**

This well-presented GROUND FLOOR TWO BEDROOM APARTMENT is situated in the popular area of Broughty Ferry. The property is close to all local amenities within Broughty Ferry including shops, cafes, restaurants schools and a main bus route. The property benefits from double glazing and gas central heating. The property is tastefully decorated throughout and is in move-in condition. Externally the property has a private front and rear garden area. Early internal viewing is highly recommended.

**ENTRANCE:** -

A hardwood door gives access to the spacious reception hallway. Laminate flooring. Radiator.

**LOUNGE:** -

Approximately 15'2" x 12'45". The lounge is tastefully decorated and has a double-glazed window offering pleasant outlook towards the front of the property. Fitted Venetian blinds. Laminate flooring. Radiator.

**KITCHEN:** -

Approximately 11'6" x 11'1". The kitchen has a range of base and wall mounted storage units. There is a double-glazed window offering pleasant outlook towards the front of the property. Fitted Venetian blinds. Integrated appliances include a gas hob with extractor hood above and electric oven below, washing machine and fridge freezer. There is a polycarbonate sink. Attractive downlights. There is a breakfast bar. Vinyl flooring. Radiator.

**BEDROOM 1:** -

Approximately 11'4" x 11'5". This is a good-sized double bedroom with a double-glazed window offering pleasant outlook towards the rear garden. Fitted roller blind. Attractive wall lights. Laminate flooring. Radiator.





**BEDROOM 2: -**

Approximately 10'9" x 10'1". This is another good-sized bedroom with double glazed window offering pleasant outlook towards the rear garden. Fitted roller blind. There are wall length built-in wardrobes, with attractive mirror sliding doors, offering excellent hanging and shelving space. Laminate flooring. Radiator.



**BATHROOM: -**

The bathroom comprises w.c., vanity wash hand basin with drawers below and a bath with a thermostatic shower above. Fitted shower screen. There is attractive wall and flooring tiling. The double-glazed window offers a good deal of natural light. Ceiling downlights. Towel radiator.



**EXTERNAL: -**

There is private garden area to the front which is mainly stone chips with a paved area. To the rear there is a private garden area with a shed and an area of decking and artificial grass.

**INCLUDED IN SALE: -**

All carpets, floor coverings, window blinds and white goods in the kitchen are included in the sale.

**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







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.