

Offers Over £180,000

Blackadders



318E Queen Street, Broughty Ferry,  
Dundee, DD5 2HQ

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- Maisonette
- Popular Location
- Living Room
- Kitchen
- 3 Bedrooms
- Bathroom
- En Suite Shower Room
- Double Glazing
- Gas Central Heating
- Shared Gardens



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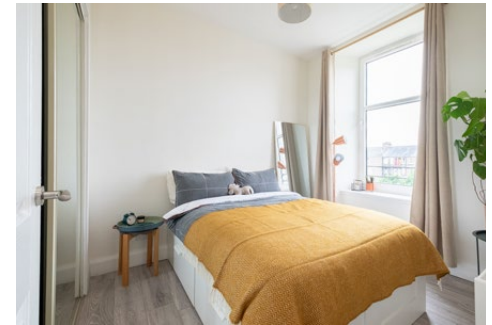
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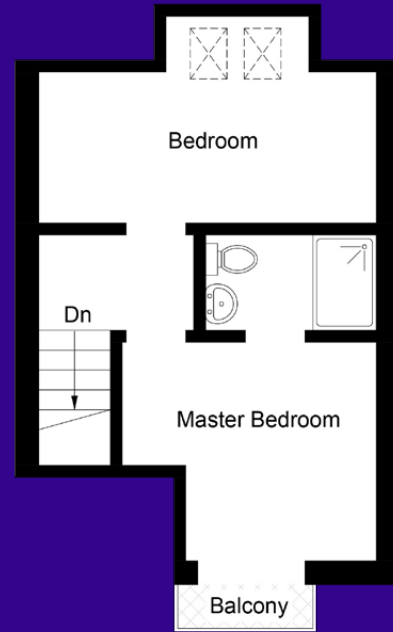
A generously proportioned top and attic floor maisonette boasting a south facing balcony from the main bedroom. The centre of Broughty offers a range of amenities including shops, bars, restaurants, and cafés. Picturesque walks are found nearby with the esplanade and beachfront close at hand. There are excellent transport links via regular bus services and the rail station. Well-regarded schooling at primary and secondary levels lies within Broughty Ferry while private schooling is available at the High School of Dundee. Dundee city centre offers a range of further major amenities including transport connections as well as shopping and recreational facilities.







Second Floor



Attic Floor

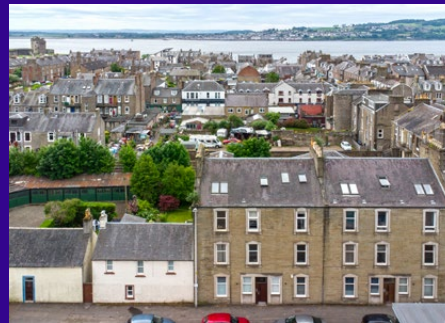
## Accommodation (measurements are approx)

Living Room	3.55m x 4.17m	(11'8" x 13'8")
Kitchen	2.22m x 3.25m	(7'3" x 10'8")
Bedroom	3.29m x 3.45m	(10'10" x 11'4")
Bedroom	2.59m x 2.89m	(8'6" x 9'6")
Bedroom/Study	1.98m x 4.00m	(6'6" x 13'1")
Bathroom	1.70m x 2.55m	(5'7" x 8'4")
En Suite Shower Room	1.09m x 2.11m	(3'7" x 6'11")

The property benefits from double glazing and gas central heating. The accommodation includes a living room with wood burning stove, a modern kitchen, two double bedrooms with the master having an en suite shower room and a south facing balcony, a third bedroom/study and a well-presented bathroom.

There is a shared south facing garden/drying green to the rear which is very well maintained.





## 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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