



**lindsays**

441B Brook Street,  
Broughty Ferry DD5 2DX

*"Immaculately presented three-bedroom maisonette apartment in a much sought after location"*

- Hallway
- Lounge/Diner
- Fitted Kitchen
- 3 Bedrooms
- Shower Room
- Communal Gardens
- Double Glazing
- Gas Central Heating

EPC Rating C

**OFFERS OVER £240,000**



## Description

Lindsays are delighted to offer to the market this immaculately presented three bedroom maisonette apartment in a much sought after location. Brook Street is ideally situated for ease of access to a number of local amenities including a number of shops, restaurants, bars and cafes. There is also highly regarded schooling on both a primary and secondary level.

The property has been beautifully upgraded by the current owner and offers a home that is in move in condition. The reception hallway leads to a lovely lounge with bay window and feature fireplace. Both the kitchen and shower room have recently been fitted. The kitchen has a number of integrated appliances which include fridge/freezer, wine fridge, washer/dryer and dishwasher and also features under cabinet lighting. There are two good sized double bedrooms both with built in wardrobes and a single bedroom/study. Benefits include double glazing, gas central heating and a number of original features. The light fittings and curtains are available under separate negotiation.

Externally there is a beautifully maintained communal garden to the rear which is laid mainly in lawn.

Early viewing is highly recommended as this property will appeal to a number of buyers.

## Area

Broughty Ferry is a prestigious suburb situated to the east of Dundee City which enjoys the best of both a coastal lifestyle and the vibrant City of Dundee on its doorstep. Both residents and visitors enjoy its long sandy beach, esplanade and castle ideal for dog walking and an afternoon stroll. The "Ferry" boasts an array of individual shops, cafes and restaurants including the famous 'Visocchi's' ice cream shop and Italian café. Broughty Ferry offers excellent schooling at both primary and secondary level with the prestigious High School of Dundee just a few minutes drive. There is a main line Railway Station at Dundee which regularly stops at Broughty Ferry providing services north and south.

The A90 dual carriageway offers easy access to Aberdeen, Perth, Edinburgh and Glasgow while Dundee Airport offers flights to London City amongst others. Away from the city there are a range of impressive outdoor pursuits. Over the River Tay is St. Andrews, home of golf, whilst the Championship course at Carnoustie is only a few miles up the coast.

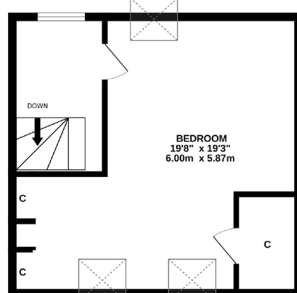
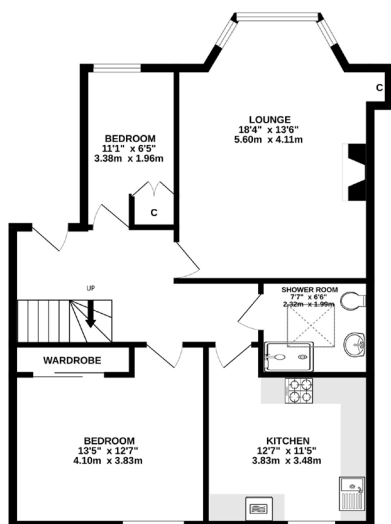
## Viewing

By appointment through Lindsays on 01382 802050 or [dundeeproperty@lindsays.co.uk](mailto:dundeeproperty@lindsays.co.uk)



1ST FLOOR

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Whilst every attempt has been made to ensure the accuracy of the floorplans 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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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.