



**MICHAEL A. BROWN**

— *Solicitors & Estate Agents* —



## 2D Queen Street, Broughty Ferry, Dundee, DD5 1AN

Offers Over **£135,000**



- First Floor Flat
- Near to Centre
- Rear Grass Area
- Combi GCH; DG
- Lounge
- Kitchen
- 2 Double Bedrooms
- Bathroom with Shower



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This spacious FIRST FLOOR FLAT is situated in a well maintained tenement and has been newly redecorated and with floor coverings. There is combi gas central heating and double glazed sash and case windows. Pleasant rear mutual rear grass and drying area. Conveniently situated near to the centre of Broughty Ferry.

### ENTRANCE HALL

Wood effect vinyl flooring.

### LOUNGE

A spacious lounge with windows overlooking Queen Street. Shelved cupboard.

### KITCHEN

Fully fitted with gloss white wall and base units and granite effect worktops. Slot in gas cooker. Wall mounted Worcester combi boiler. Inset stainless steel sink with drainer and mixer tap. Plumbed and space for automatic washing machine. Space for upright fridge freeze and tumble dryer. Wood effect vinyl flooring. Expelair fan. Window overlooks south facing mutual grass drying area.

### DOUBLE BEDROOM

Built in shelved cupboard. Window overlooks the front of the property.

### DOUBLE BEDROOM

Window overlooks the rear of the property.

### BATHROOM

Full wall tiling and wood effect vinyl flooring. White three piece suite. Electric shower and glass screen above bath. Opaque window.

### OUTSIDE

Rear facing rear mutual grass drying area.

### EXTRAS

Included are all fitted carpets, floor coverings and gas cooker.

### LOCATION

Corner with Claypotts Road/Queen Street.

### EPC – C

HOME REPORT VALUATION - £135,000



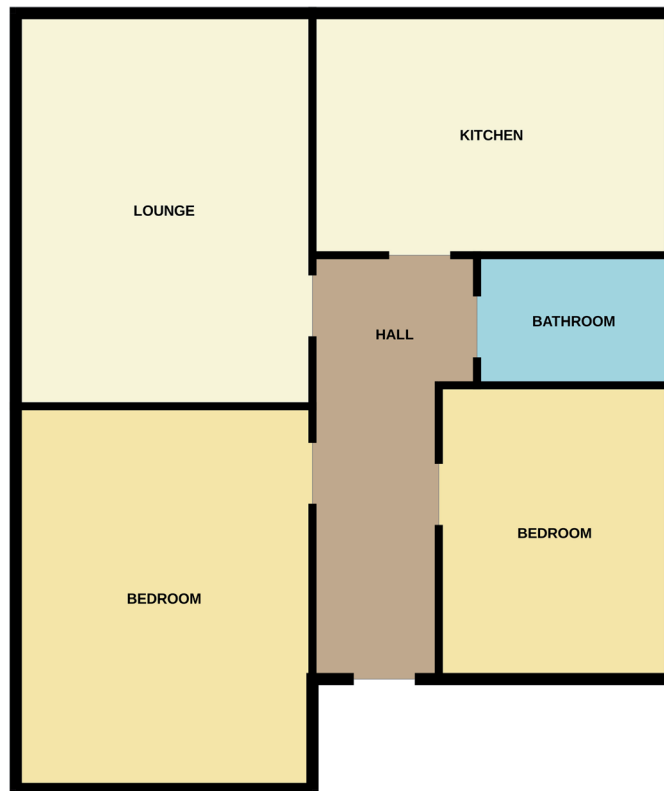


## ACCOMMODATION

(All measurements are approx.)

Lounge	14'7" x 12'1"	(4.47m x 3.70m)
Kitchen	13'9" x 7'7"	(4.24m x 2.34m)
Double Bedroom	12'8" x 12'3"	(3.90m x 3.74m)
Double Bedroom	13'0" x 8'7"	(3.97m x 2.65m)
Bathroom	8'3" x 4'9"	(2.52m x 1.48m)

GROUND FLOOR  
71.0 sq.m. approx.



TOTAL FLOOR AREA: 71.0 sq.m. approx.

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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