



lindsays

1/L, 11 Gray Street,
Broughty Ferry, DD5 2BH

"Spacious one bedroom apartment in much sought after location".

- Hallway
- Lounge
- Kitchen/Dining
- Double Bedroom
- Bathroom
- Communal Garden

EPC Rating C

OFFERS OVER £130,000



Description

Lindsays are delighted to offer to the market this spacious first floor one bedroom apartment in a much sought after location in popular Broughty Ferry with local amenities all available at the door stop of the property that benefits from gas central heating and double glazing. Included in the sale are all floor coverings, light fittings and blinds where fitted along with any furniture in the property.

The property comprises, Hallway with good storage, bright and spacious lounge with a gas fire and views over towards the sea, large kitchen/dining with ample counter and cupboard space along with a dining area, generously sized double bedroom boasting similar views to the lounge and a shower room.

Externally on street parking is available outside the property with a communal drying area and bin store to the rear.

This is an ideal property for a first time buyer or investor having previously been a successful rental property.

Area

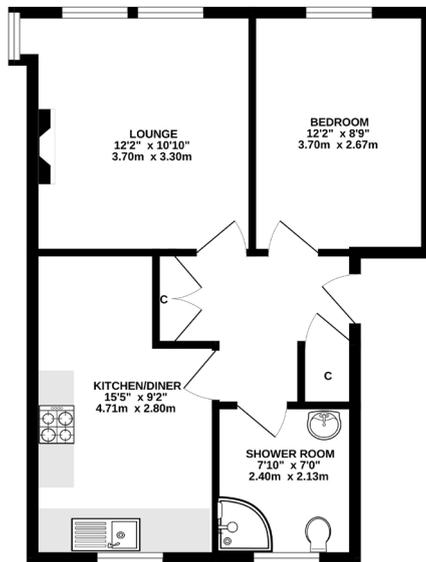
Broughty Ferry is a prestigious suburb situated to the east of Dundee City which enjoys the best of both a coastal lifestyle and the vibrant City of Dundee on its doorstep. Both residents and visitors enjoy its long sandy beach, esplanade and castle ideal for dog walking and an afternoon stroll. The "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



1ST 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 contents, systems and appliances shown here are not been tested and no guarantee as to their operability or efficiency can be given.
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T: 01382 802050 E: dundeeproperty@lindsays.co.uk W: property.lindsays.co.uk

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.