



lindsays

2L 65 Church Street
Broughty Ferry, DD5 1EU

"A spacious one bedroom flat in the heart of Broughty Ferry requiring modernisation"

- Hallway
- Lounge
- Dining Kitchen
- Double Bedroom
- Bathroom
- Double Glazing
- Gas Central Heating
- Shared Garden Area

EPC Rating D

OFFERS OVER £105,000



Description

Located in the heart of Broughty Ferry this spacious second floor flat will appeal to a wide variety of buyers. The property requires a degree of updating and modernisation and this has been factored into the asking price. Included in the sale are any carpets, floorcoverings and blinds where fitted and practical benefits include double glazing and gas central heating.

The accommodation comprises a bright lounge with views over the roof tops, generous dining kitchen, double bedroom with fitted storage and bathroom with shower over the bath. Externally at the rear of the property lies a shared garden. Ample parking is available on street close by.

Given the size of the property it may be possible subject to the necessary consents to convert to a two bedroom.

We strongly recommend viewing to fully appreciate the potential and central location.

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.

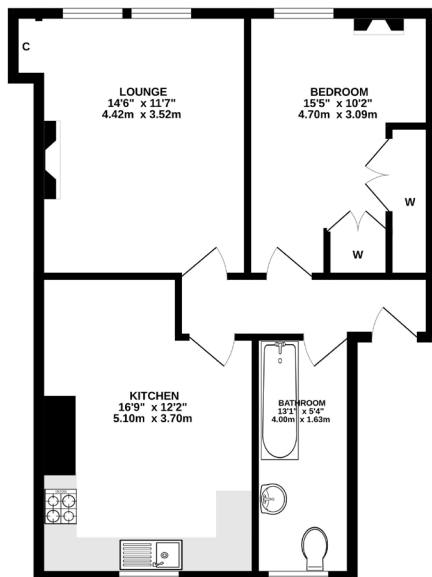
The A90 dual carriageway offers easy access to Aberdeen, Perth, Edinburgh and Glasgow while Dundee Airport offers flights to London City amongst others. Away from the city there are a range of impressive outdoor pursuits. Over the River Tay is St. Andrews, home of golf, whilst the Championship course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

Viewing

By appointment through Lindsays on 01382 802050



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, doors 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 fixtures, fittings and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given.
Made fully on 02/04/2024

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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.