

Connelly Yeoman



15 OGILVIE COURT, BROUGHTY FERRY,
DUNDEE, DD5 1LR

FIRST FLOOR
APARTMENT



Key Features

- Spacious first floor apartment with stunning views over the River Tay and beyond towards the bridges.
 - Ideally situated a short walk into Broughty Ferry and onto the walkway and cycle path.
 - Security entry system, driveway leading to garage
 - Set within beautifully presented residents garden grounds



OFFERS OVER
£220,000

Property Description

This most impressive, purpose built two bedroom FIRST FLOOR APARTMENT is ideally situated within a short walk into Broughty Ferry town centre and all the facilities it has to offer and has unparalleled views over the River Tay and bridges beyond. The property has been well maintained and benefits from a security entry system, garage, which houses the gas central heating boiler, and driveway. The rooms are spacious and bright with ample storage. The white goods in the kitchen are included in the sale. Early viewing of this outstanding apartment would be highly recommended.

ACCOMMODATION:

Lounge, kitchen, master bedroom, ensuite, 2nd bedroom and bathroom.

ENTRANCE HALLWAY:

Entry to the property is via a secure entry system. The hallway has a cupboard housing the water tank and a second shelved hanging airing cupboard and a radiator.

LOUNGE:

Approx. 18' x 19'2. A super bright lounge with a bay window with French doors leading to a Juliet balcony which gives stunning views over the River Tay and beyond. With a further window overlooking the side of the property and a radiator.

KITCHEN:

Approx. 9'2 x 14'5. The kitchen overlooks the front of the property with base and wall units and work surfaces incorporating a stainless steel sink and mixer tap. There is an electric oven with hob and extractor above. Plumb space for an automatic washing machine, slim line dishwasher and under counter fridge which are included with the sale.



MASTER BEDROOM:

Approx. 12'3 x 18'2. A generous sized mater suite with a side facing window with views towards the Tay Road and rail bridges. A further window over looks the rear of the property. There are double shelved and hanging wardrobes with sliding mirrored doors. Ample room for furnishings and a radiator.

ENSUITE:

Approx. 6'6 x 7'7 With a wash hand basin and WC and a shower cubicle housing a power shower, modern tiling and wet wall, a side facing window offers natural light and ventilation and a radiator.

BEDROOM 2:

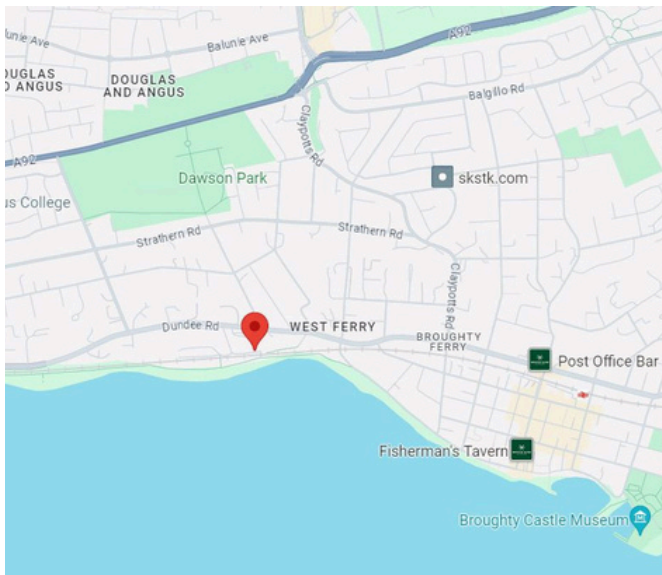
Approx. 15'10 x 11'4. A good sized double bedroom with shelved and hanging wardrobes with sliding mirrored doors and a radiator

BATHROOM:

Approx. 6'7 x 7'9. With a 3 piece coloured suite, fully tiled with bathroom fittings, an extractor fan and radiator.



Property Professionals



These particulars are intended to give a fair description to assist a proposed purchaser when viewing a property, but their accuracy is not guaranteed and they shall not form part of any offer or contract. They are not to be treated as representations or warranties nor do they make or give any representation or warranty whatsoever.

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