

Connelly Yeoman



**FLAT 7, 7 PANMURE STREET,
BROUGHTY FERRY, DD5 2ER**

FIRST FLOOR FLAT



Key Features

- Bright and spacious first floor flat.
- With coastal and Esplanade views located in the heart of Broughty Ferry.
- Gas Central Heating and Double Glazing.
- Mutual garden and outhouse



OFFERS OVER

£130,000

Property Description

This most impressive, bright and airy traditional one bedroom FIRST FLOOR APARTMENT with coastal and Esplanade views is ideally situated within the heart of Broughty Ferry close to the town centre and all the amenities that provides. The property has been well maintained and enjoys the benefit of gas central heating, double glazing and ample storage and comprises of a spacious lounge, kitchen, double bedroom and bathroom. Outside there is access to a mutual garden and store.

ACCOMMODATION:

Lounge, kitchen, double bedroom and bathroom.

ENTRANCE HALLWAY:

A large welcoming hallway with original wooden flooring which runs through the lounge, bedroom and hallway. All the rooms lead off from the hallway. There is a large storage cupboard which houses the gas meter and a radiator.

LOUNGE:

Approx. 17'10 x 18'3. A spacious lounge with two windows giving an abundance of natural light. There is ample space for furnishings and a radiator.

KITCHEN:

Approx. 7'8 x 14'. A galley styled kitchen with base and wall units with work surfaces incorporating a stainless steel sink with a mixer tap and electric oven and hob with extractor above. With plumb space for an automatic washing machine, breakfast bar seating area, radiator and a large storage cupboard with shelving and the gas boiler. There is a front facing window with view on to the esplanade and the sea beyond.



BEDROOM:

Approx. 10'6 x 12'4. A good sized double bedroom with two double shelved and hanging wardrobes with sliding mirror doors providing ample storage. With a front facing window with views over the esplanade and the sea beyond and a radiator.

BATHROOM:

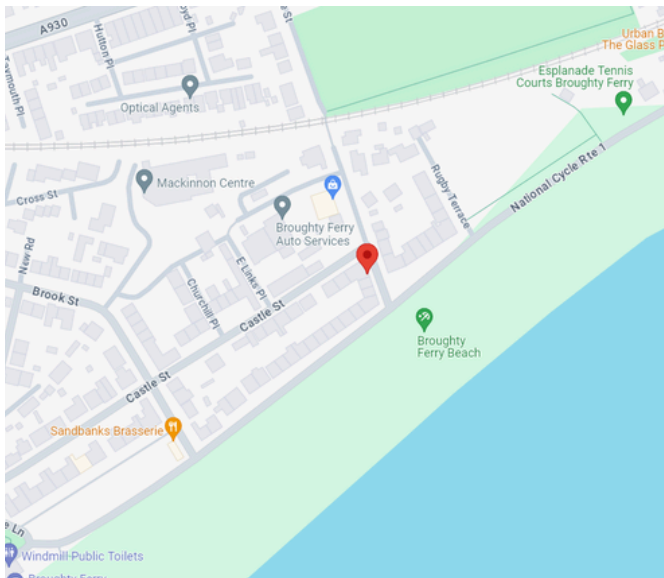
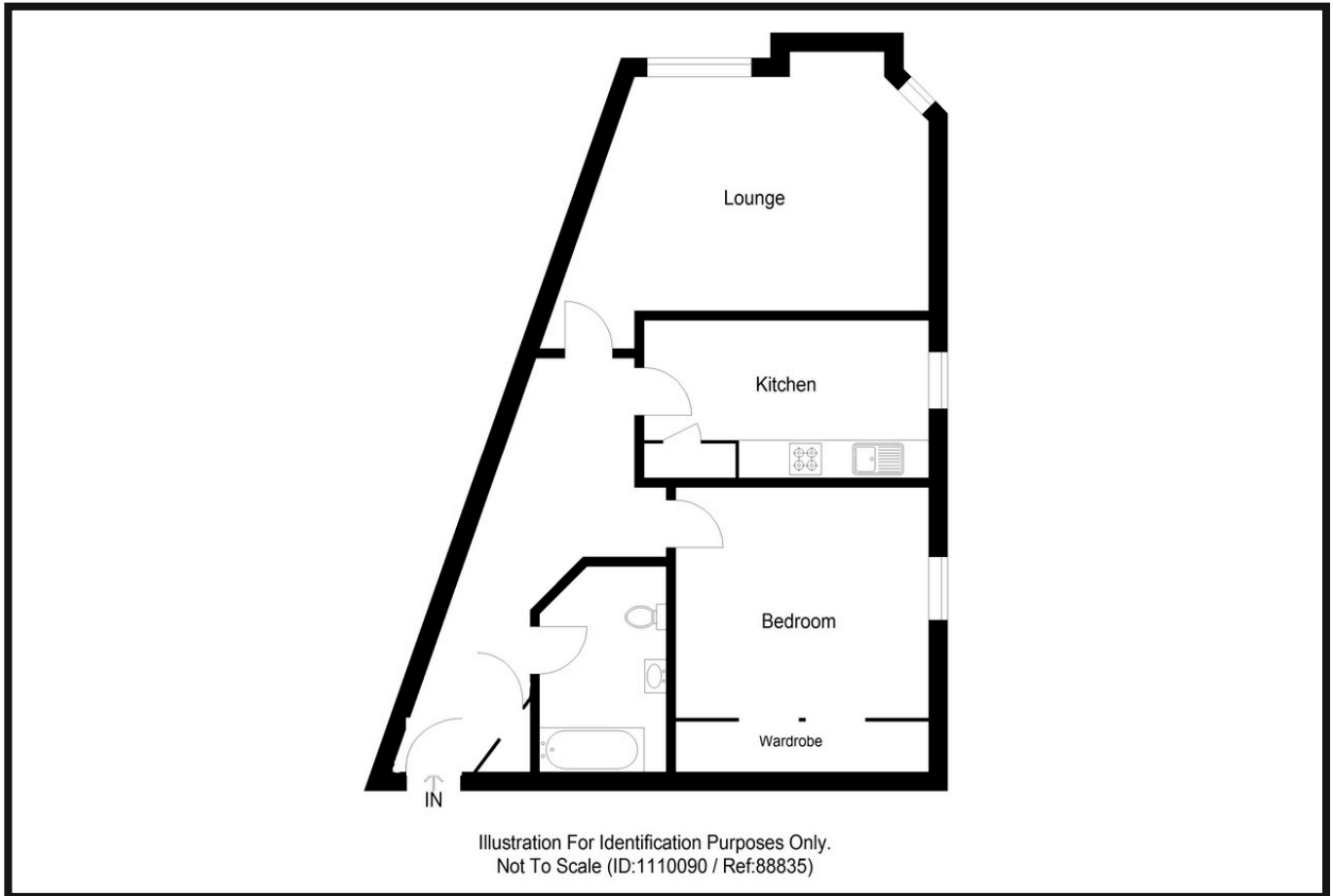
Approx. 8'9 x 7'2. The bathroom has a three piece white suite with an over the bath electric shower, finished with neutral tiling and tile effect vinyl flooring and an expelair.

GARDEN:

Outside there is access to a mutual garden to the rear of the property and a store



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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