



**Alan E Masterton**  
SOLICITORS & ESTATE AGENT

**DD5** ESTATE AGENTS

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**2 Bedroomed Apartment**  
**49B Brook Street, Broughty Ferry, DD5 1DN**

**Offers Over £200,000**

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**DD5** ESTATE AGENTS

# 2 Bedroomed Apartment

## 49B Brook Street, Broughty Ferry, DD5 1DN

Situated within an extremely popular area of Broughty Ferry this attractive period style two bedroomed apartment with private garden is close to all local amenities and only a short walk to the vibrant Broughty Ferry high street, waterfront and beach area.

This superb ground floor apartment offers spacious, bright accommodation over one level. Accommodation in full comprises of; a bright entrance vestibule and hallway, large lounge with south facing bay window, a dining kitchen with utility room, two bedrooms and a shower room.

The property has been well maintained and benefits from a private front garden and rear garden area as well as a communal garden to the rear with outdoor storage, gas central heating and double glazing. The property also offers attractive period style features such as high ceilings with decorative cornicing, paneling, solid wooden doors and coal fireplace.

### Hall:

The property is accessed from a well maintained communal entrance through a partially glazed wooden entrance door into a large hallway giving access to all rooms as well as 3 storage cupboards.

### Lounge:

**5.36m x 4.36m:**

An extremely spacious and bright living space with large bay window overlooking the private front garden of the property. This room is flooded with natural light and the high ceiling, skirtings, cornicing and window paneling all add to the character and period style of the room.

### Kitchen/ Dining:

**5.86m x 2.88m:**

The kitchen is fitted with a variety of wooden wall and base units providing an ample amount of storage and surface space with contrasting worktops. Appliances within the kitchen consist of a 4-burner gas hob with integrated tower oven, microwave and dishwasher. Space for tall fridge/freezer which can be included within the sale (no guarantees given). Stainless steel sink in front of a window overlooks the private rear garden area. The kitchen benefits from a breakfast bar as well as space for a dining table and chairs and a walk in cupboard.

### Utility:

**2.33m x 1.44m:**

A great addition to the kitchen which provides excellent additional storage space as well as space for washing machine.

### Shower Room:

**1.88m x 1.81m:**

The modern shower room comprises of a w.c. and wash-hand basin within a vanity unit providing excellent additional storage space and a corner shower cubicle with waterfall shower within.

### Bedroom 1:

**3.58m x 3.47m:**

A generous sized bright and airy room with built in storage and double glazed window overlooking the front of the property.

### Bedroom 2:

**3.54m x 3.53m:**

Another bright bedroom with window overlooking the rear of the property.

### Garden:

Low maintenance garden areas to the front and back of the home. The private front garden is gated and laid with astro turf keeping it a low maintenance area. The rear garden is accessed via the communal close. To the rear of the property there is a well maintained communal drying area as well as a section of private garden which is gated and laid with a mix of stone chips and decking area making this the ideal spot to relax, dine and entertain in the warmer months. Property also benefits from outside storage.

### Accommodation:

- Ground Floor Apartment
- Central Broughty Ferry
- Private Front & Back Garden Area
- Move In Condition
- 2 Bedrooms
- Period Style Features
- Double Glazing & Gas Central Heating

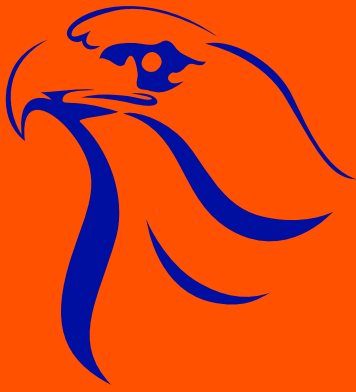












# Alan E Masterton

## SOLICITORS & ESTATE AGENT

### Council Tax Band:

C (Dundee City Council August 2024).

### EPC Band:

C

### Viewings:

By prior appointment only. Contact us on 01382 539 313 during normal office hours to arrange your 15-minute viewing slot or alternatively you can arrange your appointment by e-mailing us at: [viewingstobook@gmail.com](mailto:viewingstobook@gmail.com) (viewings must be arranged at least 24 hours before your requested viewing date/time)

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Note:  
Whilst every care is taken to ensure these are correct, all sizes have been taken using laser measuring device and therefore no sizes or descriptions herein are guaranteed and do not form part of any contract to follow hereon. All measurements are approximate and for guidance only, all sizes are taken at the widest points for each room, unless otherwise specified. The agent has not tested and apparatus, equipment, fixtures, fittings or services and therefore we are unable to confirm the functionality or fitness for purpose of any such, any potential purchaser should check with their own legal advisor or suitably qualified surveyor on such issues, if the availability of children places at local or any school is an essential requirement with regard to advancing an offer for this property then potential purchasers should make their own enquires directly to the local education authority prior to submitting an offer for this property and satisfy themselves as to the position with school places prior to making any such offer, the sellers and their agents accept no responsibility whatsoever for ensuring school places are available or otherwise in any catchment area.

Attic space inspection policy: this firm do not indemnify viewers from any damage done to the property or to themselves as a result of viewer inspections of the attic space of properties marketed by us, if you wish to have the attic space inspected please instruct a qualified and indemnified surveyor or architect to do so, alternatively please advise this firm at the time of making your viewing appointment that you are prepared to undertake the responsibility for any damage that occurs to the property and/or your good self and we will prepare a form of undertaking for you to sign before you gain access to the attic space, (please bring photo id with you also) you should also bring along your own access ladders as none will be provided.

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