

Connelly Yeoman



**59 BRAEMAR GARDENS, BROUGHTY FERRY,
DD5 3TE**

**TOP FLOOR
APPARTMENT**

Key Features

- Spacious top floor flat.
- Within a popular residential area with easy access to local amenities and the A92 into Dundee.
 - Electric Heating & Double Glazing.
- Private residence parking space with mutual garden grounds, and store room.



OFFERS OVER

£155,000

Property Description

This spacious TOP FLOOR APARTMENT is located within a desirable development set in a peaceful cul-de-sac in sought-after Broughty Ferry and is conveniently located close to the A92 which gives easy access into Dundee and the surrounding area. Occupying the top floor of a very desirable development the property offers bright spacious rooms and has the benefit of a security entry system, electric heating and double glazing and consists of a spacious lounge, kitchen, 2 double bedrooms and bathroom. Outside there is access to a private residents parking space, mutual garden grounds and store.

ACCOMMODATION:

Lounge, kitchen, 2 double bedrooms and bathroom.

ENTRANCE HALLWAY:

Entrance is into a hallway with a storage heater and cloak cupboard with shelved with hanging space.

LOUNGE:

Approx. 21'5 x 20'. A large room with rear and side facing window. There is an oak floor, ample room for furnishings, a storage heater and spotlights to the ceiling.

KITCHEN:

Approx. 15'9 x 7'6. With a side facing Velux window, base and wall units and work surfaces incorporating a stainless steel sink with mixer tap. There is an electric oven and hob with extractor fan above, plumb space for an automatic washing machine and a large built in storage cupboard housing the electric fuse box.



BEDROOM 1:

Approx. 17'7 x 9'. A large side facing double bedroom with triple shelved and hanging wardrobe with sliding mirrored doors. There is a panel heater and an additional storage cupboard and spot lights to the ceiling.

BEDROOM 2:

Approx. 13'10 x 16'4. A second large double bedroom which is rear facing with a panel heater and ample space for furnishings.

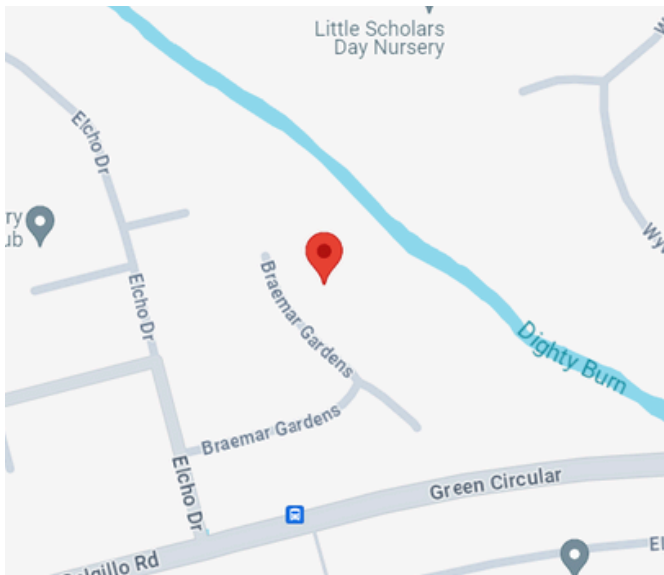
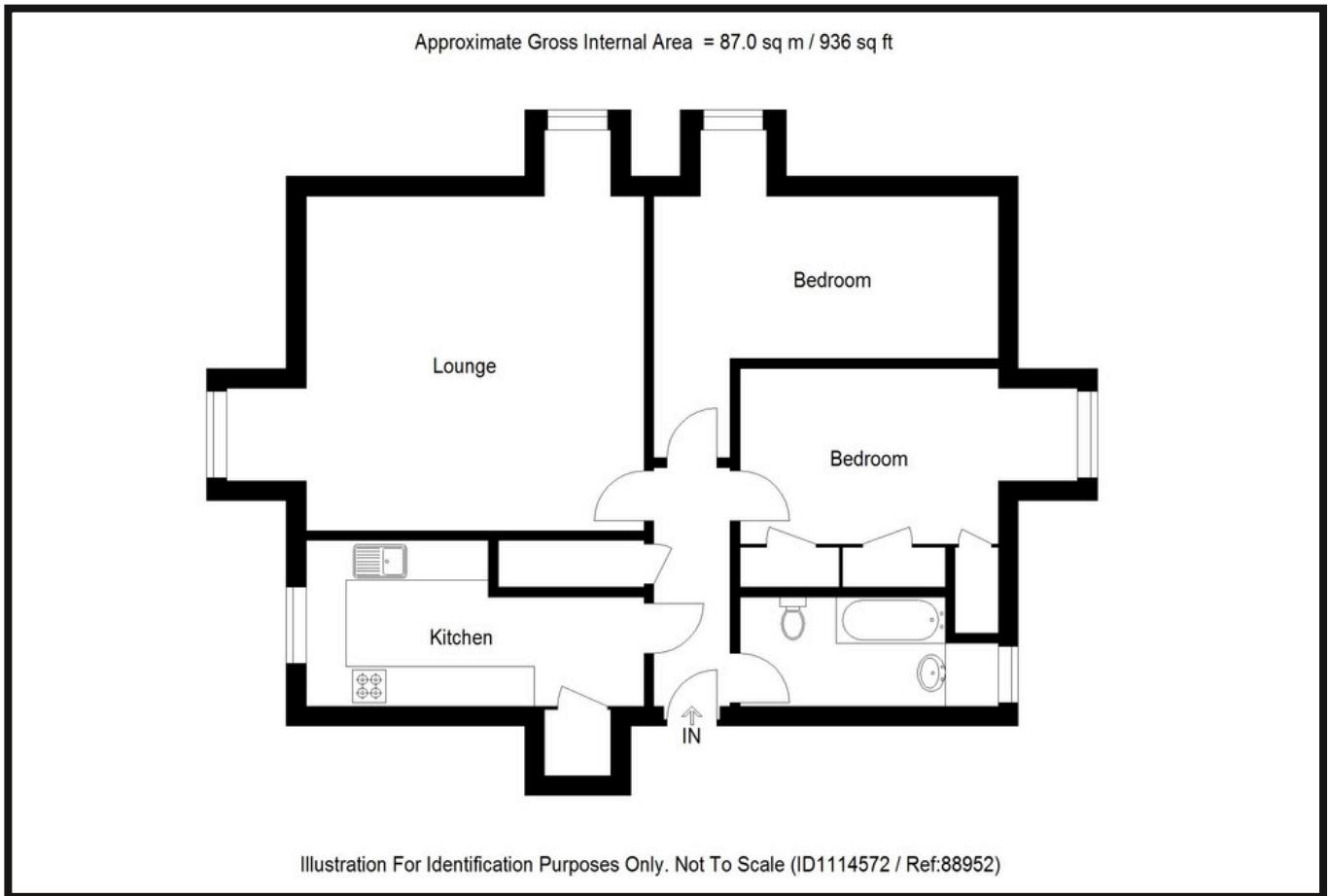
BATHROOM:

Approx. 9'3 X 5'6. With aside facing Velux window, the bathroom is fully tiled with an electric shower over the bath and glass shower screen. There is a wash hand basin, WC, large wall mirror and spotlights to the ceiling. With a Dimplex wall heater.

OUTSIDE: There is a private residence parking space, mutual garden grounds surrounding the property and store.



Property Professionals



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