

# 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

**£160,000**



# 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.



