



lindsays

107D Church Street,
Broughty Ferry, DD5 1AL

"Spacious two-bedroom upper maisonette in much sought after location".

- Hall
- Lounge
- Kitchen
- 2 Bedrooms
- Bathroom
- Double Glazing
- Gas Central Heating
- Communal Garden

EPC Rating D

FIXED PRICE £159,000



Description

Lindsays are delighted to offer to the market this spacious upper maisonette in a much sought after location in the ever-popular town of Broughty Ferry with all local amenities available just a short stroll away. The property benefits from gas central heating and double glazing. Included in the sale are all floor coverings, blinds where fitted, integrated kitchen appliances as detailed, washing machine and fridge-freezer (no warranties provided).

The accommodation comprises; hall with understairs storage, spacious lounge with feature fireplace, kitchen with integrated hob, integrated slimline dishwasher, oven and extractor hood. There is space for a fridge freezer and plumbing for a washing machine. There is also a large cupboard which houses the boiler and a bathroom with instant shower over the bath. On the upper floor are the two bedrooms both of which have eaves storage. Outside to the rear is a shared garden with lawn and borders and a private storage cellar.

This is an ideal property for a first-time buyer or investor, and we do recommend early internal viewing.

Area

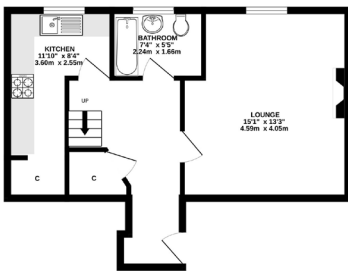
Broughty Ferry is a prestigious suburb situated to the east of Dundee City which enjoys the best of both a coastal lifestyle and the vibrant City of Dundee on its doorstep. Both residents and visitors enjoy its long sandy beach, esplanade and castle ideal for dog walking and an afternoon stroll. The "Ferry" boasts an array of individual shops, cafes and restaurants including the famous 'Visocchi's' ice cream shop and Italian café. Broughty Ferry offers excellent schooling at both primary and secondary level with the prestigious High School of Dundee just a few minutes drive. There is a main line Railway Station at Dundee which regularly stops at Broughty Ferry providing services north and south. The A90 dual carriageway offers easy access to Aberdeen, Perth, Edinburgh and Glasgow while Dundee Airport offers flights to London City amongst others. Away from the city there are a range of impressive outdoor pursuits. Over the River Tay is St. Andrews, home of golf, whilst the Championship course at Carnoustie is only a few miles up the coast.

Viewing

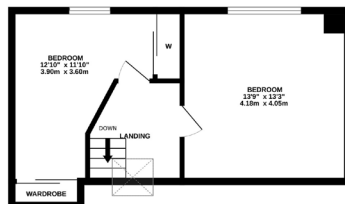
By appointment through Lindsays on 01382 802050 or dundeeproperty@lindsays.co.uk



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with iMango ©2014

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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.