

Connelly Yeoman



**79b LONG LANE, BROUGHTY FERRY
DUNDEE DD5 2AS**

**GROUND FLOOR
APARTMENT**



Key Features

- Spacious and well presented Ground Floor Apartment
- Located in a very popular, central area of Broughty Ferry minutes from the seafront
 - Gas Fired Central Heating and Double Glazing, ample storage
 - Private, enclosed front garden and mutual rear drying green area



OFFERS OVER
£155,000

Property Description

This most impressive, spacious and well presented GROUND FLOOR APARTMENT forms part of a substantial stone-built building of similar flatted properties and is ideally situated in a very central area of Broughty Ferry, within minutes' walking distance of all the Ferry's many and varied amenities and services, including a vast array of bespoke shops, local convenience stores, cafes and restaurants, public houses and of course the popular sea-front walkway, coast and harbour areas. The main east coast railway station for Broughty Ferry is again very conveniently located and there is a regular public transport service close-by. The property offers spacious rooms, with a generous Lounge, well appointed Kitchen with fitted appliances, a well fitted Shower Room and two double Bedrooms both with wardrobe storage. Of particular note and which is quite unique for Broughty Ferry, this Apartment has its own private, enclosed front garden area which is neatly laid out, perfect for sitting out on an evening. There is also a mutual drying green area to the rear of the building and a private Timber Shed. The property would suit a variety of buyers and early viewing is highly recommended. to avoid disappointment.

ACCOMMODATION: ENTRANCE HALLWAY, LOUNGE, KITCHEN, SHOWER ROOM, 2 DOUBLE BEDROOMS.

ENTRANCE HALLWAY: Enter into the Hallway, which has laminate flooring and this is continued throughout the property. Built-in cupboard housing the electric meter and fuse box. CH Radiator. Access into the Lounge.

LOUNGE: Approx. 18'7 x 14'10. A bright and spacious Lounge, with a front-facing window. Ample space for furniture settings. Large shelved storage cupboard. Ample power points. Wall mounted TV point. CH Radiator.

KITCHEN: Approx. 10'8 x 15'7. Another generously proportioned room with a rear-facing window and fitted with modern base and wall mounted units, worktop surfaces incorporating a stainless steel sink and mixer tap. Built-in Electric Oven, Hob, stainless steel splashback and an extractor above. Plumbing and space for an automatic washing machine and dishwasher. Space for Fridge/Freezer. Ample space for everyday dining options. CH Radiator. Built-in shelved storage cupboard. Wall mounted TV point.



SHOWER ROOM: Approx. 5'9 x 9'7 with a rear-facing opaque glass window. Fully tiled walls and comprising a vanity unit incorporating the wash-hand basin and WC. Shower cubicle housing an Electric shower and finished with wet wall panels in the shower area. Bathroom fittings. Inset ceiling spotlights. CH Radiator.

BEDROOM 1: Approx. 14'10 x 14'10. A spacious main bedroom with a front-facing window. Included in the sale is a modern, free-standing wardrobe fitment with sliding doors. CH Radiator.

BEDROOM 2: Approx. 13'9 x 12'8. Spacious double bedroom with a rear-facing window. Ample space for bedroom furnishings. This room is currently a multi-purpose room used as a study. CH Radiator.

OUTSIDE: Private, enclosed front garden area (which is quite unique to a flatted property in Broughty Ferry) with boundary hedging, a seating area which enjoys a sunny aspect and established shrubs.

To the rear there is access to the residents' mutual drying green. There is a Timber shed which is private to this property.



Property Professionals

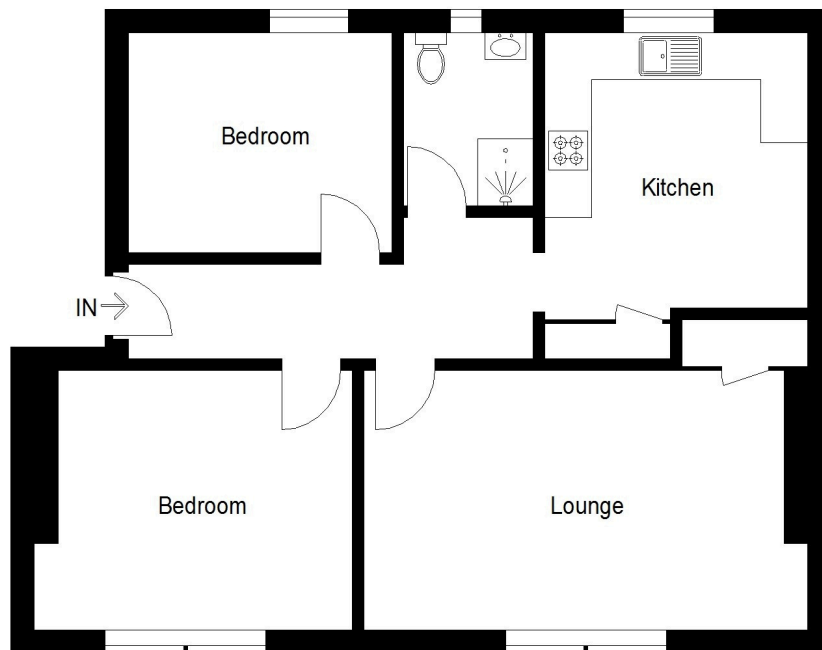
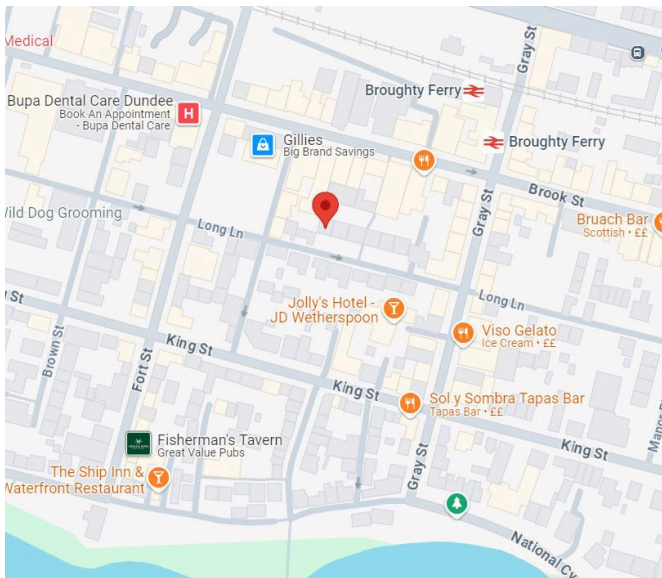


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