



ST. JAMES'S PLACE
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MORTGAGE ADVICE
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40A Long Lane, Broughty Ferry, DD5 1EQ
Offers Over £165,000

Contact Solicitors for an
appointment to view or
telephone seller direct outwith
office hours **07973536780**

Chamber Practice 



- **First Floor Flat**
- **Central Location**
- **Walking Distance of All Amenities**
- **Hallway**
- **Lounge with Balcony**
- **Kitchen**
- **2 Double Bedrooms**
- **Bathroom**
- **Double Glazing**
- **Electric Heating**
- **Security Entry**
- **Allocated Parking**
- **Excellent School Catchments**
- **Move in Condition**

The Chamber Practice are delighted to bring to market this ready to live in 2 bedroom first floor flat in a highly sought after location in central Broughty Ferry.

The property is situated within walking distance of all amenities including schools, shops, boutiques, bars, restaurants, hair and beauty salons, harbour, beach front, Castle Green and railway station.

Accommodation comprises hallway with storage cupboard; lounge with French doors leading to south-facing balcony; well equipped kitchen fitted with a range of base and wall mounted units with contrasting worktops and tiled splashbacks, integrated electric hob and oven, under counter fridge and freezer; partially tiled bathroom with 4 piece suite incorporating W.C., wash hand basin, bath and shower cubicle housing electric shower; master bedroom with built in mirrored wardrobes and connecting door to bathroom; and further double bedroom with built in mirrored wardrobes.

Practical benefits include double glazing, electric heating, security entry and allocated parking space.

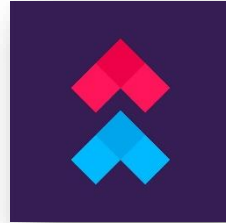
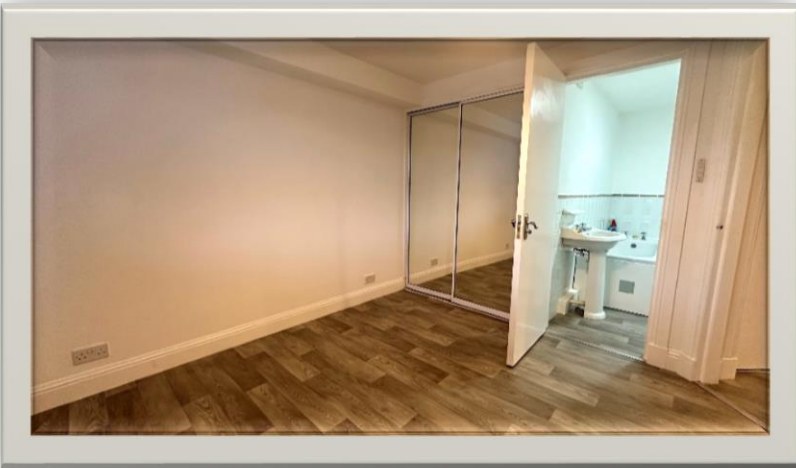
This particular property will appeal to a variety of buyers and early viewing is highly recommended to avoid disappointment.

Dundee, the City of Discovery, is a modern and vibrant city set in a stunning location at the mouth of the River Tay on the east coast of Scotland with a population of approx. 142,000.

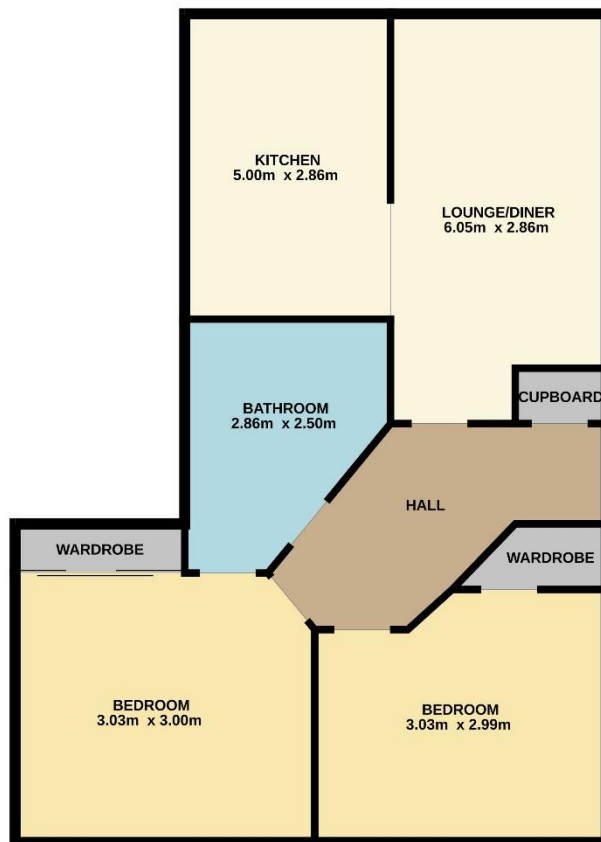
The city benefits from a central geographic location, with 90% of Scotland within 90 minutes drive. Dundee is a main station on the UK east coast line, has excellent motorway network access and a regional airport with direct flights from London. It is also a significant cruise ship port and is currently undergoing a multimillion pound regeneration of its waterfront connecting the city centre to the River Tay once again.

Dundee is attracting inward investment from around the world and has been receiving recognition on the world stage, being described as the best city U.K, and one of the best places in Europe to visit.

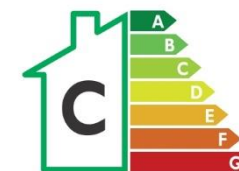




GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.
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Included in the sale are all carpets and floor coverings, window blinds where fitted, integrated hob and over and under counter fridge and freezer

These particulars have been carefully prepared and are believed to be correct, but their accuracy is not guaranteed and prospective purchasers must satisfy themselves as to the various points mentioned herein before offering. All measurements have been taken using an electronic measurement device and are not guaranteed.