



Alan E Masterton
SOLICITORS & ESTATE AGENT

DD5 ESTATE AGENTS

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www.legaleagles.tv

2 Bedroomed Apartment
75 Hamilton Street, Broughty Ferry, DD5 2NQ

Offers Over £110,000

DD5 ESTATE AGENTS

2 Bedroomed Apartment

75 Hamilton Street, Broughty Ferry, DD5 2NQ

Situated within the highly desirable residential area of Barnhill, we are delighted to offer for sale this two bedroomed ground floor apartment providing spacious living in a popular location. The south facing home is accessed from a well maintained communal hall and entered via a secure upvc door. This spacious home is flooded with natural light throughout and comprises of; a large entrance hallway giving access to the bright lounge via double doors. Kitchen overlooking the front of the home, two double bedrooms with built in storage, shower room and two large hallway storage cupboards. Externally, the property benefits from a store located in the communal hallway and on street parking.

This highly sought after area is close to all local amenities and has close access to schools, shops, transport links and a short distance from Broughty Ferry high street and beach front. The property benefits from ample built in storage space throughout, double glazing and gas central heating. This property will appeal to many purchasers including First time buyers and professionals alike.

Entrance:

The property is entered via a upvc door from a well maintained communal close. The entrance hallway benefit from two large storage cupboards and gives access to the lounge, bedrooms and shower room.

Lounge:

4.67m x 3.66m:

Entered from the hallway via double doors, this south facing living space provides a comfortable atmosphere in which to relax with large window overlooking the front of the home.

Kitchen:

2.13 x 4.17m:

Accessed from the lounge, the kitchen is flooded with natural light from its windows over looking the front of the home. Ample storage space is provided by a good range of wall and base units with complimentary worktop.

Shower Room:

1.88m x 1.67m:

The spacious shower room comprises of a large walk in shower with electric shower within, w.c and a wash-hand basin within a vanity unit provides additional storage, fully wet walled.

Bedroom 1:

2.88m x 4.26m:

A generously sized double bedroom with built in wardrobes and window overlooking the garden area.

Bedroom 2:

2.88m x 4.26m:

Another well-proportioned, bright and airy double bedroom with built in wardrobe and window overlooking the garden area.



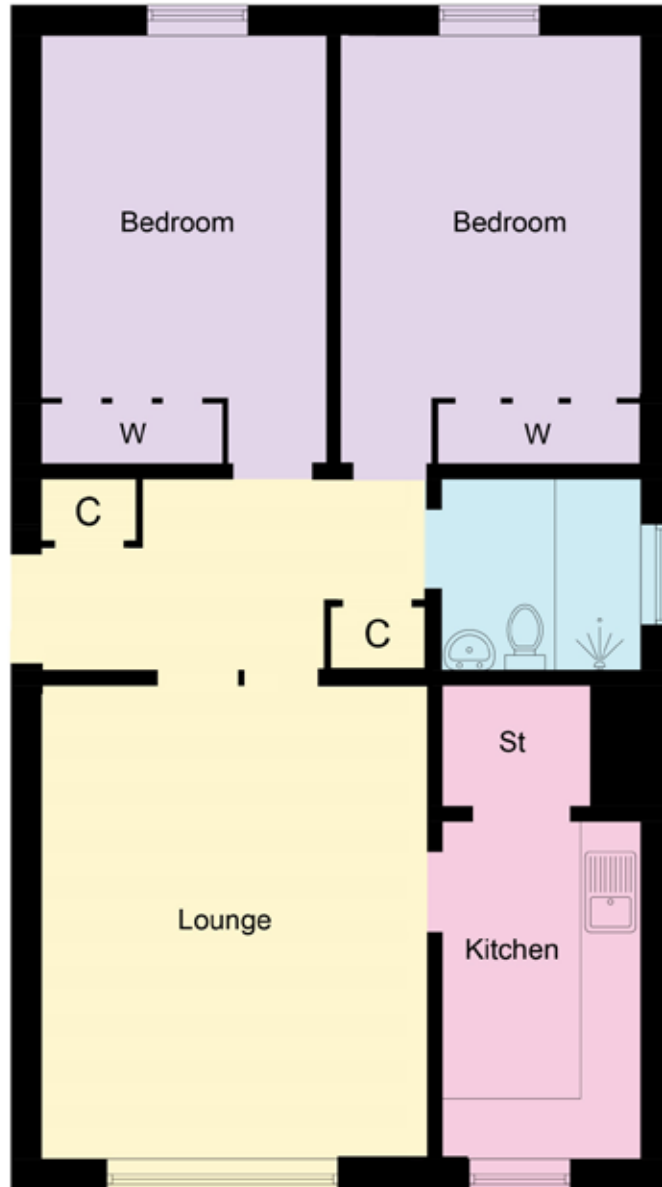






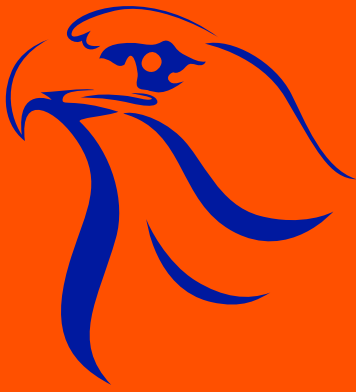
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Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1143313)



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Council Tax Band:

B (Dundee Council Nov 2024).

EPC Band:

D

Viewings:

By prior appointment only. Contact us on 01382 539 313 during normal office hours to arrange your 15-minute viewing slot or alternatively you can arrange your appointment by e-mailing us at: viewingstobook@gmail.com (viewings must be arranged at least 24 hours before your requested viewing date/time)

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Note:

Whilst every care is taken to ensure these are correct, all sizes have been taken using laser measuring device and therefore no sizes or descriptions herein are guaranteed and do not form part of any contract to follow hereon. All measurements are approximate and for guidance only, all sizes are taken at the widest points for each room, unless otherwise specified. The agent has not tested and apparatus, equipment, fixtures, fittings or services and therefore we are unable to confirm the functionality or fitness for purpose of any such, any potential purchaser should check with their own legal advisor or suitably qualified surveyor on such issues, if the availability of children places at local or any school is an essential requirement with regard to advancing an offer for this property then potential purchasers should make their own enquires directly to the local education authority prior to submitting an offer for this property and satisfy themselves as to the position with school places prior to making any such offer, the sellers and their agents accept no responsibility whatsoever for ensuring school places are available or otherwise in any catchment area.

Attic space inspection policy: this firm do not indemnify viewers from any damage done to the property or to themselves as a result of viewer inspections of the attic space of properties marketed by us, if you wish to have the attic space inspected please instruct a qualified and indemnified surveyor or architect to do so, alternatively please advise this firm at the time of making your viewing appointment that you are prepared to undertake the responsibility for any damage that occurs to the property and/or your good self and we will prepare a form of undertaking for you to sign before you gain access to the attic space, (please bring photo id with you also) you should also bring along your own access ladders as none will be provided.

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Alan E Masterton Solicitors is the trading name of AEMS Ltd. Company Number SC0329130.
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