



lindsays

**33 Forthill Drive
Broughty Ferry, DD5 3DY**

"A two bedroom ground floor flat located in a quiet area of popular Broughty Ferry"

- Hallway
- Lounge
- Kitchen
- 2 Double Bedrooms
- Bathroom
- Double Glazing
- Gas Central Heating
- Front Garden

EPC Rating C

OFFERS OVER £135,000



Description

An excellent opportunity to purchase a two bedroom ground floor flat set within a block of 4 similar style properties and located in a popular area of Broughty Ferry. The property is in move in condition and practical benefits include double glazing and gas central heating. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the integrated oven and hob in the kitchen.

The accommodation comprises a comfortable lounge with gas fireplace, galley style kitchen, two double bedrooms and a modern bathroom with shower over the bath.

Externally the front garden pertains to the property and is laid with lawn and mature bushes. Ample parking is available on street.

This will be an ideal investment purchase or for a first time buyer and viewing is recommended.

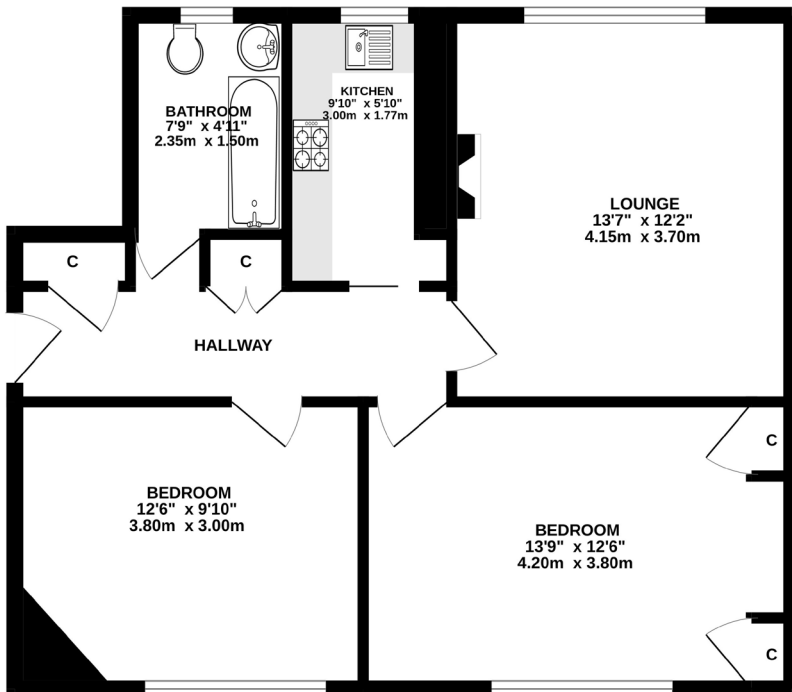
Area

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



T: 01382 802050 E: dundeeproperty@lindsays.co.uk W: property.lindsays.co.uk

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.