



**lindsays**

6B Church Street,  
Broughty Ferry, DD5 1EZ

*"A delightful ground floor flat set in the heart of Broughty Ferry close to shops, bars and restaurants."*

- Entrance Hall
- Lounge
- Kitchen
- Double Bedroom
- Bathroom
- Double Glazing
- Gas Central Heating
- Shared Garden

EPC Rating C

**OFFERS OVER £125,000**



## Description

Lindsays are delighted to offer to the market this delightful ground floor flat situated in the heart of Broughty Ferry, just a stroll from shops, bars and restaurants. This lovely home is in move-in condition and will appeal to a wide variety of buyers including first or retirements buyers, along with buy-to-let investors.

The property is entered via a well maintained communal close which has a door opening out to the rear garden. The hall provides access to all of the accommodation and has a most useful utility cupboard which houses the washing machine. The lounge is a lovely room situated to the front with fireplace which houses an electric stove effect fire. The kitchen is fitted with a range of units with window to the rear and integrated hob and oven and space for a fridge-freezer. The bedroom sits to the rear and has a built-in wardrobe, whilst the bathroom is fully tiled with an instant shower fitted over the bath. Outside the shared rear garden is well maintained, laid with lawn and borders and small paved area perfect for relaxing and enjoying this sunny garden. There are individual storage sheds outside and a storage cellar on the close which is private to 6B. The property has been upgraded recently to include the installation of a new kitchen, boiler, flooring, shutters and electric consumer unit, so it really is good to go for the 1st time or investment buyer.

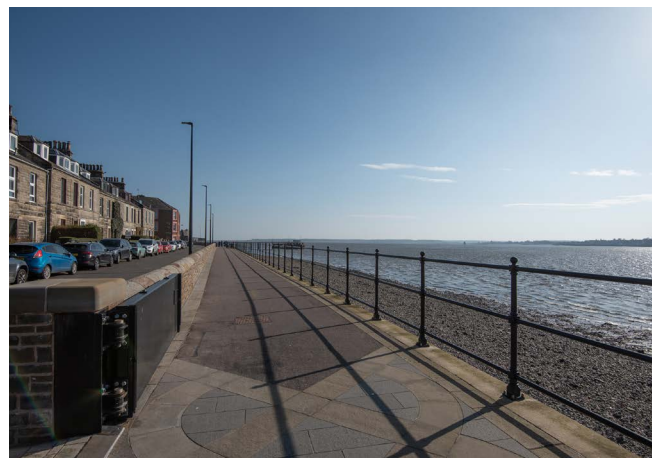
This lovely property and position can only be fully appreciated by viewing which is highly recommended.

## Area

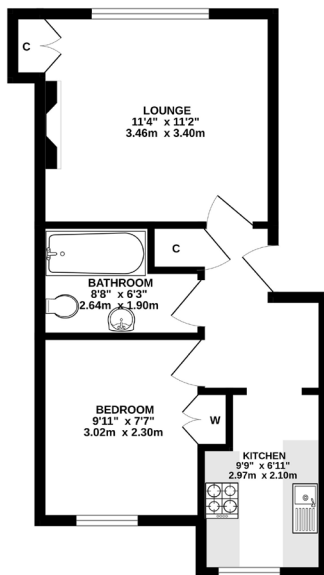
Broughty Ferry is a prestigious suburb situated to the east of Dundee City which enjoys the best of both a coastal lifestyle and the vibrant City of Dundee on its doorstep. Both residents and visitors enjoy its long sandy beach, esplanade and castle ideal for dog walking and an afternoon stroll. The "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 or [dundeeproperty@lindsays.co.uk](mailto:dundeeproperty@lindsays.co.uk)



GROUND FLOOR



Whilst every effort has been made to ensure the accuracy of the description 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 fixtures, systems and appliances shown have not been tested and the guarantee, as to their quality or efficiency can be given.  
Made with MetShape 10/2023

T: 01382 802050 E: [dundeeproperty@lindsays.co.uk](mailto:dundeeproperty@lindsays.co.uk) W: [property.lindsays.co.uk](http://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.