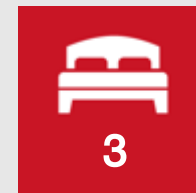




28 West Queen Street,  
Broughty Ferry, Dundee, Angus  
DD5 1AR



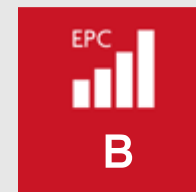
1



3



3



B



## Summary

Main-door apartment, offers spacious accommodation over two levels, benefits from double glazing, gas heating, security alarm system and comprises hall, spacious open plan lounge/ kitchen, master bedroom with en suite, bedroom three, family bathroom, stairs leading to master suite, study/home office, utility room and walk-in store. Externally there are two designated parking spaces. Extras: All window coverings, light fittings, and integrated kitchen appliances will be included in the sale. N.B. Some items of furniture may be sold by separate negotiation.

## Features

- Immaculate Main Door Apartment
- Part of a converted former hotel
- Open Plan Lounge with Kitchen
- Master Bedroom & Ensuite
- Master Suite, Dressing Room & Ensuite
- Bedroom 3, Bathroom
- Study/Home Office
- Utility Room, Store
- GCH; DG; EPC - B
- Off Street Parking

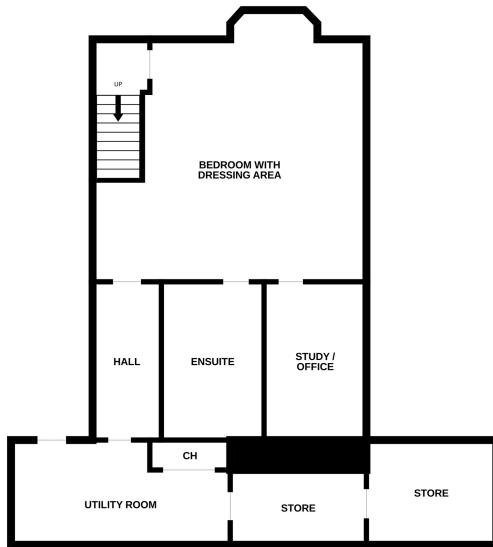
## Room Measurements

Living Room/Kitchen: 6.7m x 5m (22' 0" x 16' 5")  
 Master Suite: 6.7m x 5.7m (22' 0" x 18' 8")  
 En-Suite: 2.4m x 3.5m (7' 10" x 11' 6")  
 Bedroom 2: 4.7m x 3.3m (15' 5" x 10' 10")  
 En-Suite: 1.2m x 2.6m (3' 11" x 8' 6")  
 Bedroom 3: 2.2m x 5.4m (7' 3" x 17' 9")  
 Family Bathroom: 2.8m x 2.2m (9' 2" x 7' 3")  
 Utility Room: 6.25m x 2.8m (20' 6" x 9' 2")

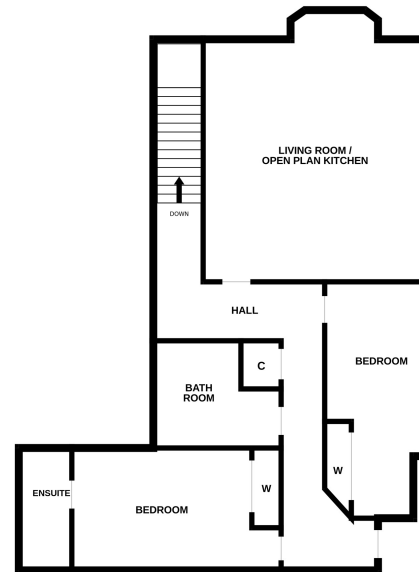


# Floorplan

LOWER GROUND FLOOR  
100.0 sq.m. approx.



GROUND FLOOR  
90.0 sq.m. approx.



TOTAL FLOOR AREA: 190.0 sq.m. approx.

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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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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