



**lindsays**

15 Woodlands Gardens,  
Abercrombie Street, Broughty Ferry DD5 2ST

*"Spacious two bedroom ground floor apartment in a highly popular residential area."*

- Hallway
- Lounge
- Fitted Kitchen
- Two Double Bedrooms
- Shower Room
- Communal Gardens
- Designated Parking Space

EPC Rating D

**OFFERS OVER £129,995**  
**HOME REPORT VALUE £135,000**





## Description

This is an excellent opportunity to purchase this spacious, two bedroom ground floor flat in a popular residential area. The property is ideally situated for ease of access to a number of local amenities including shops, schools and is close to a regular commuter bus route.

The accommodation comprises: hallway, bright and spacious lounge, fitted kitchen, two good sized double bedrooms both with built in wardrobes, and shower room. Benefits include double glazing and electric heating. There is ample storage throughout and a secure phone entry system. Included in the sale will be all floor and window coverings. The white goods in the kitchen will also be included but no guarantees are given.

Externally there is a designated parking space and lovely communal gardens. There is currently a factor fee payable which keeps all the communal areas maintained to a high standard and includes buildings insurance.

This property will appeal to a number of buyers and early viewing 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.

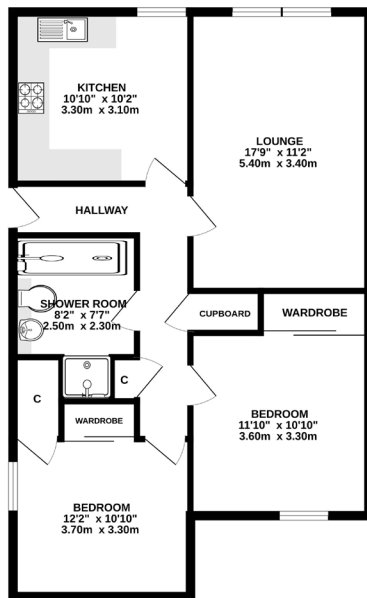
The A90 dual carriageway offers easy access to Aberdeen, Perth, Edinburgh and Glasgow while Dundee Airport offers flights to London City amongst others. Away from the city there are a range of impressive outdoor pursuits. Over the River Tay is St. Andrews, home of golf, whilst the Championship course 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, fittings and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.  
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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.