



lindsays

Ground Right, 4 Claypotts Road,
Broughty Ferry, DD5 1AQ.

"A spacious two bedroom apartment with garden in the heart of popular Broughty Ferry"

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

EPC Rating D

OFFERS OVER £140,000



Description

An excellent opportunity to purchase this attractive ground floor flat which is situated in a block of similar style properties in the heart of vibrant Broughty Ferry. This lovely flat 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, hob, fridge freezer and freestanding washing machine in the kitchen. The accommodation comprises a bright dual aspect lounge, modern breakfasting kitchen with ample floor and wall units and room for a small table and chairs, two double bedrooms and the bathroom with shower over the bath.

Externally this property benefits from a small private garden and there is a shared drying green at the rear of the building.

This is an ideal property for a variety of buyers including investors and first time buyers and 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.

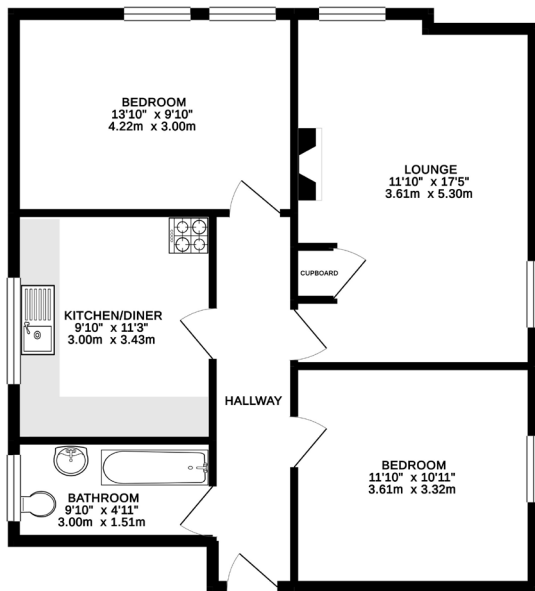
The A90 dual carriageway offers easy access to Aberdeen, Perth, Edinburgh and Glasgow while Dundee Airport offers flights to London City amongst others. Away from the city there are a range of impressive outdoor pursuits. Over the River Tay is St. Andrews, home of golf, whilst the Championship course at Carnoustie is only a few miles up the coast.

Viewing

By appointment through Lindsays on 01382 802050



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan combined with measurements of doors, windows, rooms and any other items the approximation 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, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.