

ROBERTSON SMITH

Solicitors and Notaries

16 WEST QUEEN STREET, BROUGHTY FERRY, DUNDEE, DD5 1AR

MAIN DOOR GROUND FLOOR FLAT



FIXED PRICE £235,000.00

The property comprises a main door ground floor flat forming part of the former Hotel Broughty Ferry. The property is located within walking distance of central Broughty Ferry. Local shops, schools, restaurants, bars, beaches, parks, bus services and a main line train station are also within walking distance of the property.

The accommodation, which is in excellent order throughout benefits from full double glazing and gas central heating, comprises Entrance Hall, Open Plan Lounge and Kitchen, Master Bedroom with En Suite Shower Room, a further Double Bedroom and Shower Room with WC. The property also benefits from its own designated parking space and there is an additional cellar storage area located within the communal basement area of the building.

Unit L, Charles Bowman Avenue, Claverhouse Industrial Park, Dundee, DD4 9UB

Telephone: 01382 226602

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ACCOMMODATION

Entrance Hall: The property is accessed by way of a solid wooden door which leads into the Hall. The Hall has been laid with laminate flooring and provides direct access to the Lounge, both Bedrooms and the Shower Room. Located within the Hall is a large walk-in cupboard which houses the central heating boiler. Radiator.

Open Plan Lounge & Kitchen:

(9.24m x 4.44m approx.)

Stretching from the front to rear of the property, this room enjoys a bright southerly aspect to the rear of the building. The room has been laid with laminate flooring and features modern wooden shutter-type blinds. The Kitchen area features dark fronted modern floor and wall-mounted units with contrasting worktops incorporating an integrated one and a half sink unit and drainer with tower mixer tap. The integrated appliances comprise a double oven, dishwasher, fridge, freezer and Neff electric hob. The room is also plumbed for a washing machine which will be included in the sale. Multiple radiators. Downlights.



Master Bedroom: (3.75m x 2.75m approx.)

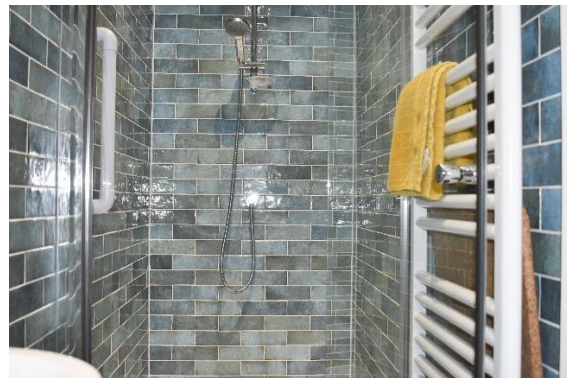
This bright spacious double bedroom is located to the front of the building and features double built-in wardrobe with mirrored doors. Radiator. Wooden shutters. Laminate flooring. Door to En Suite Shower Room.



Ensuite Shower Room:

(3.2m x 1m approx.)

This fully tiled room features a modern white suite comprising WC, wash hand basin and low entry shower cubicle with grab rail. Tiled floor. Downlights. Heated towel rail.



Bedroom 2:

(3.19m x 3.06 approx.)

Located to the rear of the building is another good sized double bedroom benefitting from double built-in wardrobe with mirrored doors. Wooden shutter type blinds. Laminate flooring. Radiator.

Shower Room: (1.72m x 1.69m approx.)

This spacious family Shower Room features a white suite comprising WC, wash hand basin and low entry shower cubicle. Tiled floor. Downlights. Heated towel rail.



Externally:

To the rear of the building is a communal courtyard within which is a designated parking space for 16 West Queen Street. In the communal basement of the property is a cellar area designated for use by 16 West Queen Street.

EPC Rating:

B

Home Report:

To access the home report for this property go to https://www.gs-surveyors.co.uk/fileuploads/OUfHEEv1ltDTH1yUTxeQlWy4ruZldnGpv9GzruU/DUN_2025_03_0038_HR.pdf

Alternatively, contact Messrs Robertson Smith, Solicitors, Unit L, Charles Bowman Avenue, Dundee, DD4 9UB (Telephone 01382 226602).

Viewing:

By telephoning the owner on 07436 900 125 or by appointment with Robertson Smith, Solicitors, Unit L, Charles Bowman Avenue, Dundee, DD4 9UB (Telephone 01382 226602) with whom all notes of interest and offers should be lodged.

Disclaimers:

Note, all measurement have been taken by a sonic tape measure and therefore may be subject to a small margin of error. While we believe the above details to be correct, no warranty is given and any potential purchaser should satisfy themselves as to the accuracy of the measurements.

While these particulars are believed to be correct and are given in good faith, they are not warranted and any interested parties must satisfy themselves by inspection or otherwise as to the correctness of each of them. These particulars do not constitute an offer or contract or any part thereof and all measurements are approximate.