



lindsays

38A Union Street
Broughty Ferry, DD5 2AU

"A deceptively spacious one bedroom apartment ideally located in central Broughty Ferry"

- Hallway
- Lounge
- Kitchen/Dining/Living Room
- Double Bedroom
- Bathroom
- Double Glazing
- Gas Central Heating
- Secure Entry

EPC Rating C

OFFERS OVER £134,000



Description

Ideally located in the very heart of the vibrant town of Broughty Ferry this spacious flat will make an excellent home for a variety of buyers both first time or investors. The property is in move in condition throughout and practical benefits include double glazing, gas central heating and a secure entrance. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the integrated oven and hob and freestanding washing machine in the kitchen.

The accommodation is versatile and could be used as either one or two bedrooms as a buyer requires. On entering through the well maintained mutual close you will find an open plan kitchen/dining/living room, lounge which could be used as a bedroom, double bedroom and the family bathroom with shower over the bath. We understand permits are available for parking in Broughty Ferry. We strongly recommend viewing this lovely apartment located in such a central spot.

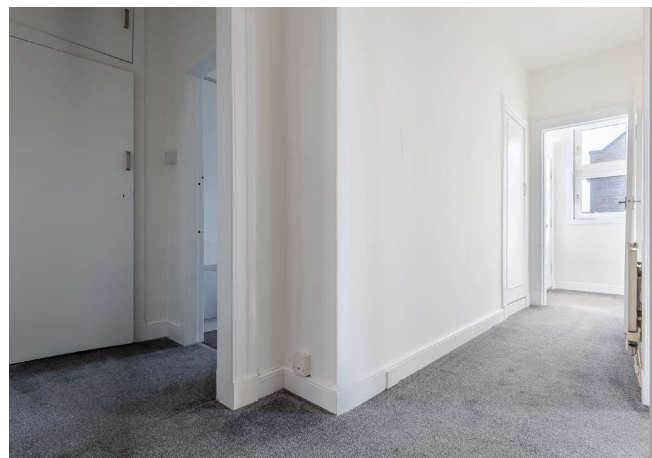
Area

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.

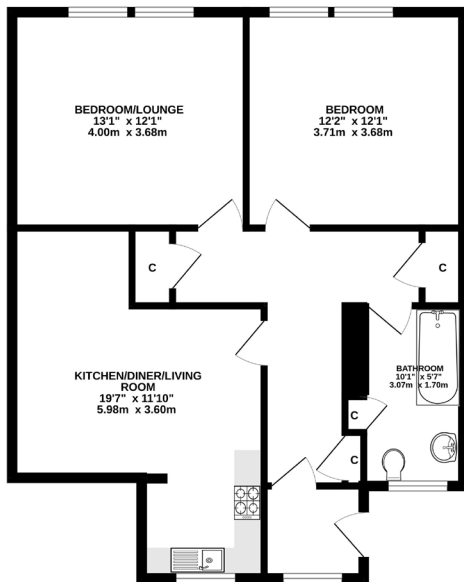
The A90 dual carriageway offers easy access to Aberdeen, Perth, Edinburgh and Glasgow while Dundee Airport offers flights to London City amongst others. Away from the city there are a range of impressive outdoor pursuits. Over the River Tay is St. Andrews, home of golf, whilst the Championship course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

Viewing

By appointment through Lindsays on 01382 802050



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors 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.
Hoopwell Homes (2022)

T: 01382 802050 E: dundeeproperty@lindsays.co.uk W: 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.