



lindsays

G/R, 315 King Street,
Broughty Ferry, DD5 2AZ

"A delightful ground floor flat set in the heart of Broughty Ferry close to shops, bars and restaurants and the waterfront."

- Entrance Hall
- Lounge
- Kitchen
- Two Bedrooms
- Bathroom
- Double Glazing
- Gas Central Heating
- Shared Garden

EPC Rating Band E

OFFERS OVER £175,000



Description

Lindsays are delighted to offer to the market this delightful ground floor flat situated in the heart of Broughty Ferry, just a stroll from shops, bars, restaurants and the waterfront. This lovely home has been well maintained and is in move-in condition, which will appeal to a wide variety of buyers including the first time or retirement buyers, along with buy-to-let investors.

The property is entered via a well maintained communal close which has a door opening out to the rear garden. The entrance hall provides access to all of the accommodation and has lovely natural wooden doors. The lounge is a bright, south facing room with bay window and original ceiling cornice and picture rail, and a feature fireplace which houses a living flame effect gas fire. The kitchen is fitted with a range of units with two windows to the rear and integrated hob, oven, extractor hood, fridge, freezer, washing machine and dishwasher. Bedroom 1 sits to the rear and has a built-in wardrobe, bedroom 2 sits to the front with an original cast iron fireplace, whilst the bathroom has an instant shower fitted over the bath. Outside the shared rear garden is well maintained, perfect for relaxing. There is also a small private area to the front of the property. Included in the sale are the fitted floor coverings, window blinds (where fitted) and integrated kitchen appliances as detailed.

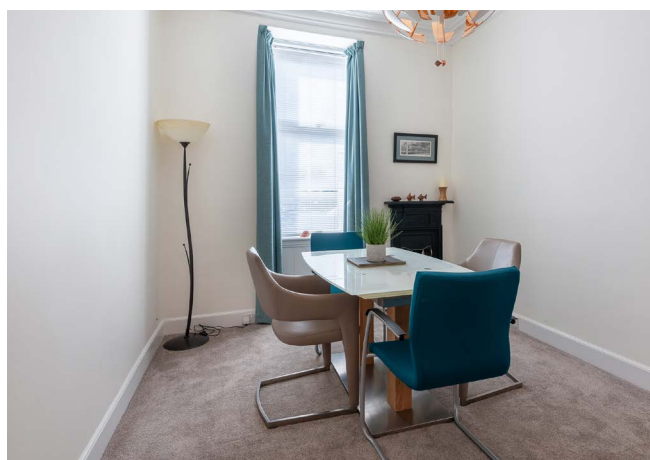
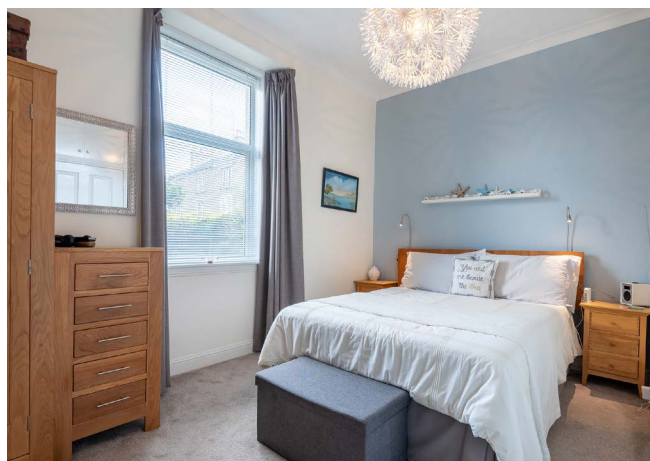
This lovely property and position can only be fully appreciated by viewing which is highly recommended.

Area

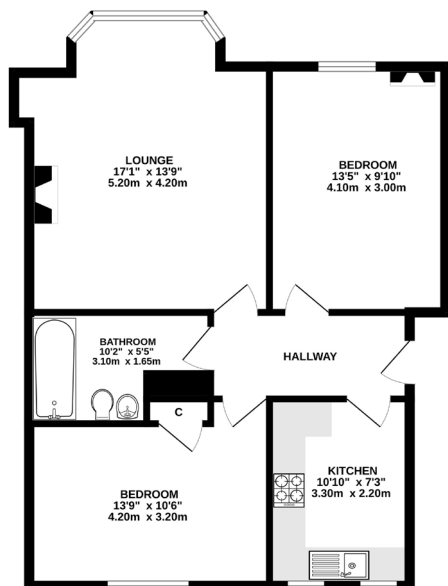
Broughty Ferry is a prestigious suburb situated to the east of Dundee City which enjoys the best of both a coastal lifestyle and the vibrant City of Dundee on its doorstep. Both residents and visitors enjoy its long sandy beach, esplanade and castle ideal for dog walking and an afternoon stroll. The "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



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 condition or efficiency can be given. Made with Metropac (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.