



**lindsays**

Flat 19 Taypark, 30 Dundee Road  
Broughty Ferry, DD5 1LX

*"A bright and spacious ground floor apartment boasting fabulous river views"*

- Hallway
- Lounge with Balcony
- Dining Room
- Kitchen
- Principal Bedroom with En Suite Shower Room
- Further Double Bedroom
- Bathroom
- Double Glazing
- Gas Central Heating
- Secure Entry
- Garage

EPC Rating C

**OFFERS OVER £260,000**



## Description

Lindsays are delighted to offer to the market this superb ground floor apartment which is ideally located within walking distance of Broughty Ferry town centre and offers fabulous south facing views over the River Tay and beyond. This lovely apartment is in move in condition and practical benefits include double glazing, gas central heating and a secure entry. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the integrated kitchen appliances and freestanding appliance in the hall cupboard.

On entering the flat you will be immediately impressed with the bright lounge with patio doors leading to the generous balcony to enjoy the stunning views both up and down the river and the amazing sunrise and sunsets. There is a separate dining room also river facing and modern kitchen south facing kitchen. The principal bedroom benefits from an en suite shower room and fitted wardrobes. The second double bedroom also has fitted wardrobes. The bathroom with shower over the bath completes the accommodation.

Externally the apartment benefits from a separate garage with light and there are ample visitors parking spaces. The beautiful gardens are landscaped and well maintained laid with lawn and mature plants and shrubs.

The building is factored by Taylor and Martin and the average fee is £90 per month.

We strongly advise early viewing as the property is likely to be popular.

## 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.

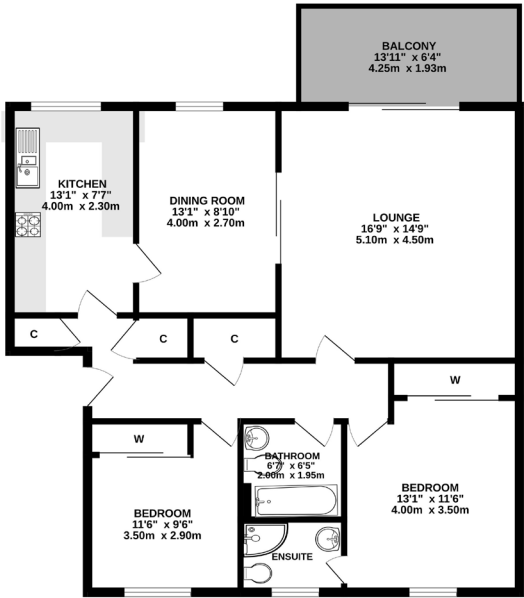
The A90 dual carriageway offers easy access to Aberdeen, Perth, Edinburgh and Glasgow while Dundee Airport offers flights to London City amongst others. Away from the city there are a range of impressive outdoor pursuits. Over the River Tay is St. Andrews, home of golf, whilst the Championship course 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 floorplans contained herein, measurements of rooms, sections, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The various aspects 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.