



lindsays

30E Westbay Court
Albert Street Broughty Ferry DD5 1AZ

*"Beautifully presented two bedroom,
second floor apartment situated in a
much sought after location"*

- £10,000 below Home Report Value
- Hallway
- Open Plan Lounge/Kitchen
- Two Bedrooms
- Family Bathroom
- Designated Parking
- Communal Gardens

EPC Rating C

FIXED PRICE £220,000



Description

Lindsays are delighted to offer to the market this beautifully presented two bedroom, second floor apartment situated in a much sought after location. Westbay Court is ideally located just a short distance from a number of local amenities including shops, restaurants, bars, beach and harbour. There is also highly regarded schooling on both a primary and secondary level.

The accommodation is presented to the market in move in condition and comprises: hallway, bright and spacious open plan Lounge/kitchen, two bedrooms one of which has a built in wardrobe and family bathroom with shower over the bath. Benefits include double glazing and gas central heating. There is also a factor in place to ensure the communal areas are maintained to the highest standards.

Externally there is a designated parking space and ample visitors parking while the communal gardens have been beautifully maintained.

This property will appeal to a number of buyers and early viewing is highly recommended.

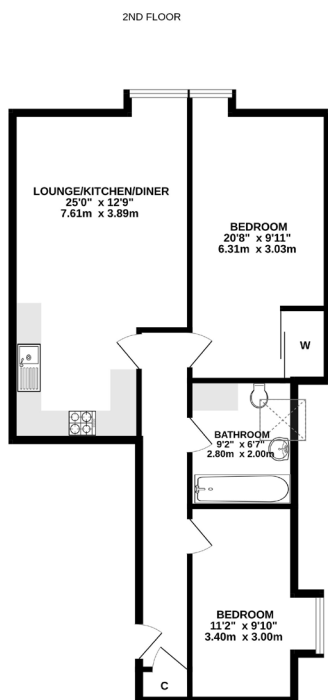
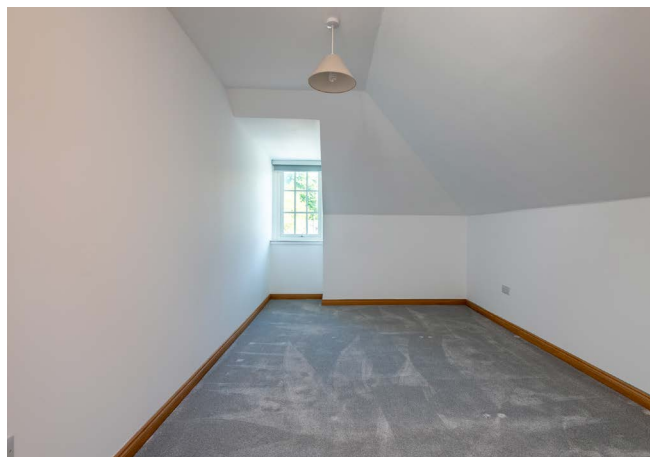
Area

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 or Dundeeproperty@lindsays.co.uk



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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown here are not been tested and no guarantee as to their availability or efficiency can be given.

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.