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**1 THE OLD DAIRY, FORTHILL ROAD, BROUGHTY FERRY, DD5 3DH
OFFERS OVER: £220,000**

**CAMPBELL
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Accommodation Comprises: Entrance Hall, Lounge/Dining Room, Kitchen, W.C. Cloaks. Upper Floor: Master Bedroom with En-suite Shower Room, Second Bedroom and Bathroom.

External: Communal Rear Garden, Garage and Parking Bay.

This is a well-presented MAIN DOOR GROUND FLOOR TWO BEDROOM MAISONETTE which is situated in the sought-after area of Broughty Ferry. The property is close to all local amenities including shops, cafes, restaurants, primary and secondary schools, and a main bus route to Dundee City Centre. Benefits include double glazing, gas central heating, parking bay and a garage. All floor coverings, window blinds and curtains are included in the sale. Early internal viewing is highly recommended.

ENTRANCE: -

A composite door gives access to the entrance hall. There is a carpeted stairway giving rise to the upper floor accommodation. Walk-in cloak cupboard. Glazed door to lounge. Radiator.

LOUNGE/DINING ROOM: -

Approximately 19'7" x 17'3". This is a good size room with double glazed windows offering pleasant outlook towards the rear garden. There are double glazed French doors allowing access to the garden. There is ample space for a dining table and chairs. Carpet. Radiator.

KITCHEN: -

Approximately 13'3" x 10'8". The kitchen has a range of base and wall mounted storage cupboards having contrasting work surfaces and under unit lighting. There is a stainless-steel sink. Integrated appliances include a fridge freezer. There is also a washer/drying machine which is included in the sale. Tiled splashback. There is a double-glazed window offering pleasant outlook to the front of the property. Fitted Venetian blinds. Vinyl flooring. Radiator.

W.C. CLOAKS: -

Comprising W.C. and wash hand basin. Double glazed window.

UPPER FLOOR LANDING: -

The upper floor landing is carpeted. Radiator.

BEDROOM 1: -

Approximately 10'8" x 9'9". This is a good-sized bedroom with double glazed window offering pleasant outlook towards the front of the property. There is a built-in wardrobe with attractive mirror sliding doors offering ample storage. Carpet. Radiator.



EN-SUITE SHOWER ROOM: -

The en-suite comprises W.C., vanity wash hand basin with cupboards below and a shower enclosure with a thermostatic shower. Tiled splashback. There is a double-glazed window offering a good deal of natural light. Extractor fan. Tiled flooring. Towel radiator.



BEDROOM 2: -

Approximately 10'9" x 9'10". This is another good-sized bedroom with a double-glazed window offering pleasant outlook towards the rear of the property. Built-in wardrobes offering ample hanging and storage space. Carpet. Radiator.



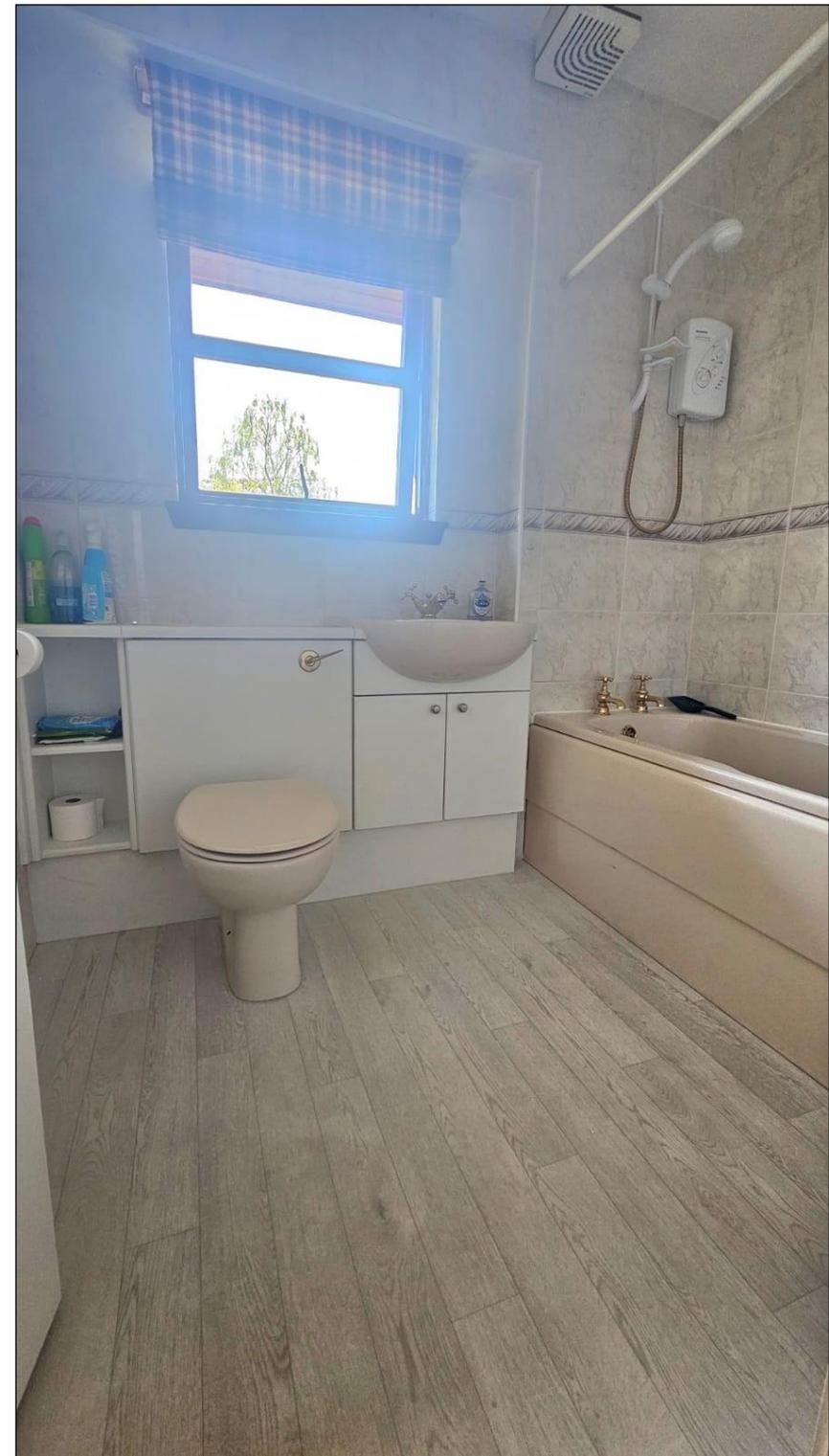
BATHROOM: -

This has a three-piece suite which includes a W.C., vanity hand wash basin with cupboard below and a bath with electric shower above. Tiled splashback. Double glazed window with fitted roller blind. Extractor fan. Laminate flooring. Towel radiator.



EXTERNAL: -

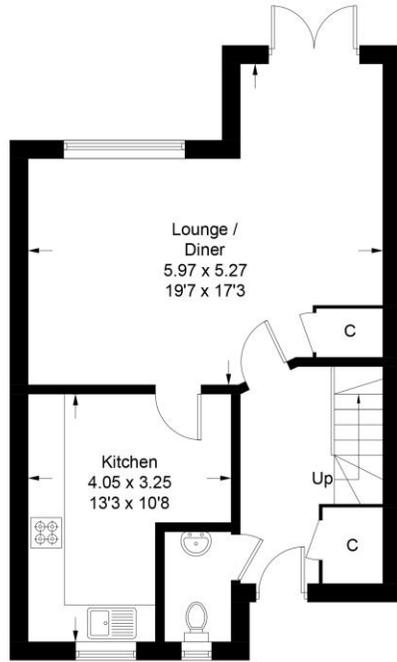
There is a communal garden to the rear which has an area of grass with border shrubs and trees. There is also a private patio area which belongs to the property. To the front of the property there is a garage and private parking bay.



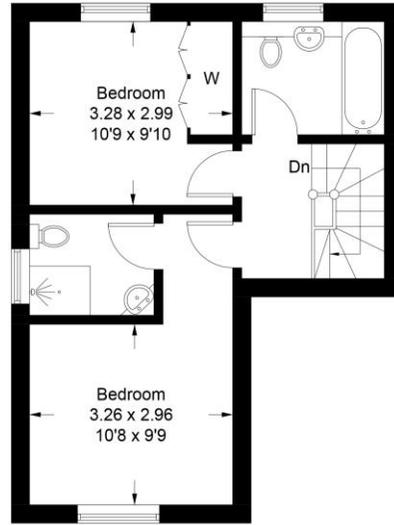
Owner: Clients of Campbell Boath

Viewing: Telephone Campbell Boath Solicitors on 01382 202060
or **Email:** property@campbellboath.com

Office Opening Hours: Monday - Friday 9am - 5pm



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1204289)



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All measurements have been taken by a sonic tape measure and therefore may be subject to a small margin of error. Whilst the Selling Agents believe the above details to be correct, no warranty can be given and any potential purchaser should satisfy themselves as to the accuracy of.

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Bank House, 1 Stirling Street, Dundee DD3 6PJ. Telephone: 01382 202060 Email: property@campbellboath.com