



lindsays

Flat D, Windsor Court,
57 Church Street, Broughty Ferry, DD5 1EU

"Spacious two bedroom apartment in sought after Broughty Ferry."

- Hallway
- Kitchen/Diner
- Lounge
- Two Double Bedrooms
- Shower Room
- Communal Gardens
- Residents Parking

EPC Rating C

OFFERS OVER £180,000



Description

Lindsays are delighted to bring to market this spacious two-bedroom apartment, ideally located in a central and sought-after area of Broughty Ferry. Positioned on Church Street, the property offers convenient access to a wide range of local amenities including shops, cafes, and excellent public transport links. Situated on the first floor, the apartment benefits from gas central heating and double glazing throughout. Included in the sale are all floorcoverings, light fittings, and blinds where fitted, along with white goods (sold as seen with no guarantees provided).

The accommodation comprises a welcoming hallway with useful storage, a large, fitted kitchen with ample counter space, cupboard storage, and room for dining. The bright and spacious lounge offers a comfortable living area, while both double bedrooms are generously sized and benefit from excellent built-in storage. Completing the property is a well-appointed shower room.

Externally, the property enjoys a private designated parking space within the residents' car park, as well as access to beautifully maintained communal gardens.

Early viewing is highly recommended to fully appreciate the space and quality of accommodation on offer.

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.

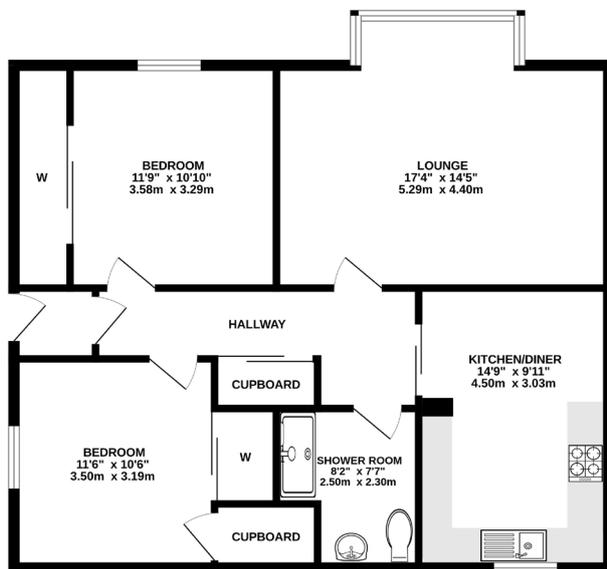
The A90 dual carriageway offers easy access to Aberdeen, Perth, Edinburgh and Glasgow while Dundee Airport offers flights to London City amongst others. Away from the city there are a range of impressive outdoor pursuits. Over the River Tay is St. Andrews, home of golf, whilst the Championship course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

Viewing

By appointment through Lindsays on 01382 802050 or dundeeproperty@lindsays.co.uk



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, screens 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 have not been tested and no guarantee as to their operability or efficiency can be given. Plans will be through C202.

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.