



lindsays

1/1 216 Brook Street,
Broughty Ferry DD5 2AH

"Substantial three bedroom, first floor apartment in the heart of Broughty Ferry"

- Hallway
- Lounge
- Dining Kitchen
- Three Bedrooms
- Family Bathroom
- Communal Garden

EPC Rating F

OFFERS OVER £160,000



Description

Lindsays are delighted to offer to the market this substantial three bedroom, first floor apartment in the heart of Broughty Ferry. Brook Street is ideally located for ease of access to a number of local amenities. Shops, restaurants and bars are all within easy reach while the beach and harbour are just a short distance from the property.

The accommodation comprises: Hallway, bright and spacious lounge, large dining kitchen, three good sized double bedrooms and family bathroom with shower over the bath. Benefits include double glazing and electric heating.

Externally there is a well maintained communal garden.

This property will appeal to a number of viewers 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.

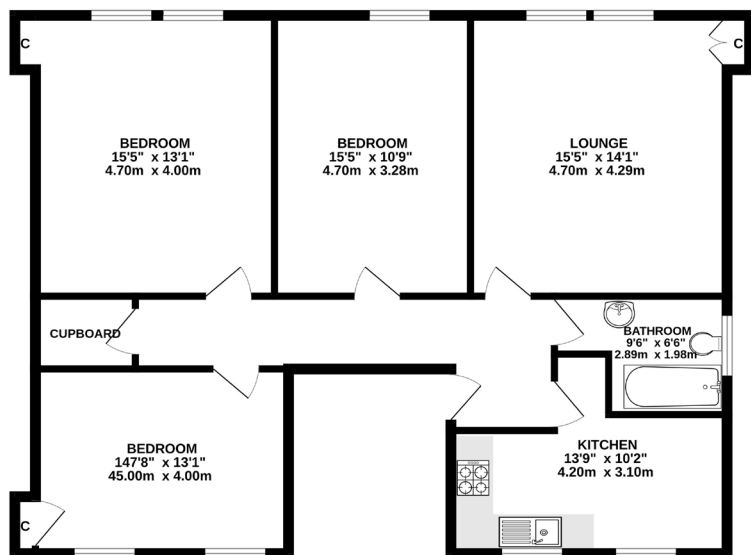
The A90 dual carriageway offers easy access to Aberdeen, Perth, Edinburgh and Glasgow while Dundee Airport offers flights to London City amongst others. Away from the city there are a range of impressive outdoor pursuits. Over the River Tay is St. Andrews, home of golf, whilst the Championship course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

Viewing

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



1ST FLOOR



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.