

# Property for Sale

Estate agency division of Jack Brown & Company Solicitors



**313 Queen Street, Broughty Ferry, DD5 2HT**

- **First Floor Apartment in Prime Central Location**
- **Lounge/Dining with South Facing Balcony**
- **Kitchen**
- **Bathroom**
- **3 Bedrooms & En Suite**
- **Gas Central Heating & Double Glazing, EPC C**
- **Residents & Visitors Parking**
- **Internal Lift & Communal Sun Deck**
- **Close to all Amenities**
- **Secure Entry System with Visual Display**

**Offers over £210,000**

This spacious well presented first floor flat is situated in a prime central Broughty Ferry location only minutes' walk from shops, bars, cafes, schools, public transport, harbour and shore area. Dundee City Centre, Monifieth, Carnoustie are within convenient distance.

The property offers spacious and well proportioned accommodation throughout and is in good decorative order. The subjects benefit from gas fired central heating, double glazing, modern fitted kitchen with Neff and Bosch integrated appliances, large lounge/dining with balcony, modern family bathroom and en-suite shower room.

There is secure entry system with visual display, residents and visitor parking, internal lift system and communal sun deck area.

This is an excellent opportunity to obtain a spacious Broughty Ferry apartment close to all services and amenities and viewing is highly recommended.

**Entrance:** Exterior door. Useful cloak cupboard also housing fuse box and electricity meter. Hallway has secure entry system.

**Lounge/Dining Room:** Approx. 6.65m x 3.5m. Excellent size public room with double glazed picture windows and patio doors leading to balcony. Inset downlighters.







### Kitchen:

Approx. 3m x 3.3m. Fitted with modern floor, wall and drawer units with integral Neff oven, hob, extractor, fridge, freezer and Bosch dishwasher. Tiled to splashback. Inset downlighters. Juliet balcony with double glazed doors.



### Bathroom:

Approx. 1.85m x 2m. Modern three piece white suite comprising WC, wash hand basin and bath. Shower over bath with shower curtain. Part tiled. Extractor fan. Inset downlighters.



**Bedroom 1:**

Approx. 4m x 3.3m. Spacious double bedroom with double glazed door and Juliet balcony. Double fitted wardrobe.

**En Suite Shower Room:**

Approx. 2.16m x 2m. Three piece white suite comprising WC, wash hand basin and shower cubicle. Part tiled. Double glazed frosted window to rear. Inset downlighters.

**Bedroom 2:**

Approx. 3.3m x 3.32m. Spacious double bedroom with double glazed door and Juliet balcony to front. Double fitted wardrobe.

**Bedroom 3:**

Approx. 2.9m x 2.35m. Double glazed frosted window to rear. Double fitted wardrobe.



**Outside:**

Well maintained carpeted communal close with lift service. Private parking and visitors spaces. Mutual seating area.

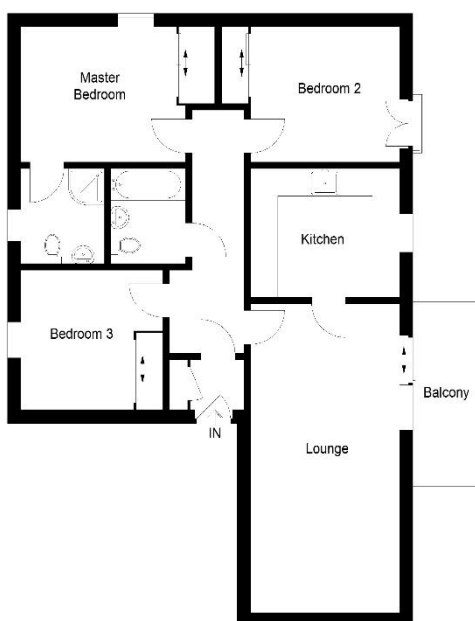


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*Note: Whilst we make every effort to ensure our property particulars are accurate, no guarantees are given and potential purchasers should satisfy themselves with regard to the information provided.*

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