



Flat 1/1, 15 Lawrence Street
Broughty Ferry, Dundee, DD5 1ET
Fixed Price £100,000

Contact Solicitors for an
appointment to view or telephone
seller direct outwith office hours
07989342386

Chamber Practice 



Fantastic opportunity to purchase this well presented main door first floor flat in a highly sought after location in central Broughty Ferry within a short walk of all amenities including schools, shops, boutiques, bars, restaurants, hair and beauty salons, rail station, harbour, beach front and Castle Green.

The subjects are in ready to live in condition and benefit from double glazing, electric heating, new front door, new triple glazed window and flooring in the lounge/kitchen and neutral décor throughout.

Accommodation comprises: bright and airy open plan lounge/kitchen with window to rear, fitted base and wall mounted units with contrasting worktops and splashbacks, integrated electric hob and oven, washing machine, new flooring, storage cupboard and connecting door to bedroom; bright and spacious double bedroom with front facing window, recessed display shelving and ample space for free standing furniture; and bathroom with W.C., wash hand basin, bath with electric shower over, splashback tiling and heated towel rail. Externally there is a well maintained, fully enclosed drying green to the rear.

This particular property will make an ideal starter home and early viewing is highly recommended.

- **Main Door First Floor Flat in Central Broughty Ferry**
- **Move in Condition**
- **Lounge/Kitchen**
- **Bathroom**
- **Double Bedroom**
- **Double & Triple Glazing**
- **Electric Heating**
- **Integrated Appliances & Washing Machine**
- **Communal Drying Green**
- **Walking Distance of all Amenities**
- **Fantastic Starter Home in a Terrific Location**



Dundee, the City of Discovery, is a modern and vibrant city set in a stunning location at the mouth of the River Tay on the east coast of Scotland with a population of approx. 142,000.

The city benefits from a central geographic location, with 90% of Scotland within 90 minutes drive. Dundee is a main station on the UK east coast line, has excellent motorway network access and a regional airport with direct flights from London. It is also a significant cruise ship port and is currently undergoing a multimillion pound regeneration of its waterfront connecting the city centre to the River Tay once again.

Dundee is attracting inward investment from around the world and has been receiving recognition on the world stage, being described as the best city U.K, and one of the best places in Europe to visit.



Chamber Practice 

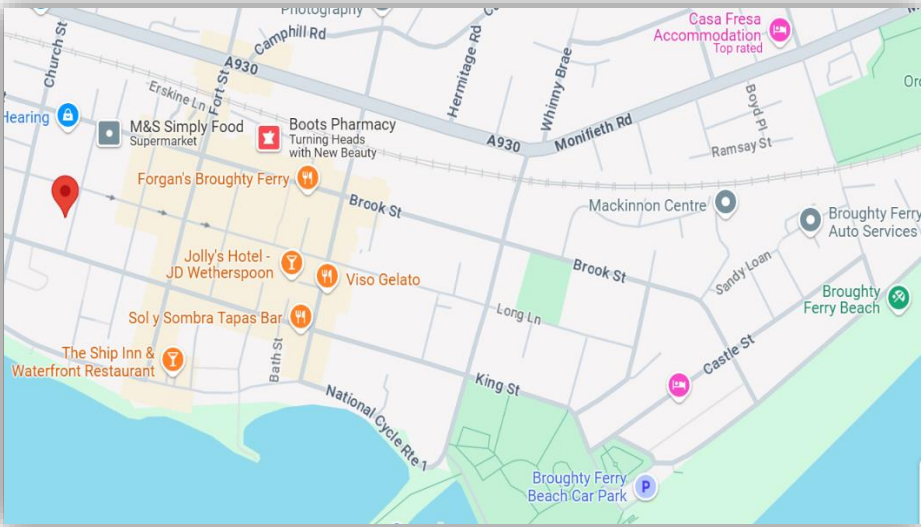
Dundee: 01382 203000

Brechin: 01356 622289

Cupar: 01334 658222

www.thechamberpractice.co.uk

contact@thechamberpractice.co.uk



Included in the sale are floor coverings, integrated hob and oven and washing machine.



Whilst every attempt has been made to ensure the accuracy of the details contained here, 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 not be used as such for any prospective purchase. The services, agencies and companies shown here are for information only and are not intended to be a recommendation or endorsement. The services, agencies and companies shown here are for information only and are not intended to be a recommendation or endorsement.

Chamber Practice

Dundee: 01382 203000

Brechin: 01356 622289

Cupar: 01334 658222

www.thechamberpractice.co.uk

contact@thechamberpractice.co.uk