



Alan E Masterton
SOLICITORS & ESTATE AGENT

DD5 ESTATE AGENTS

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Two Bedroomed Ground Floor Flat
31 Forthill Drive, Broughty Ferry, DD5 3DY

Offers Over £140,000

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Two Bedroomed Ground Floor Flat

31 Forthill Drive, Broughty Ferry, DD5 3DY

Situated within a highly sought-after residential area of Broughty Ferry, this two bedroomed ground floor flat represents an excellent opportunity for first-time buyers, downsizers and investors alike. The property is ideally located close to a wide range of local amenities and public transport links and benefits from a large communal garden as well as private garden area.

Internally, the property is well maintained and benefits from gas central heating and double glazing throughout. The bright and welcoming accommodation comprises of an entrance hallway with built in storage, a generous lounge ideal for relaxing or entertaining, two well-proportioned bedrooms, bright shower room and kitchen.

Early viewing is highly recommended to fully appreciate the space, condition, and convenient location on offer.

Hall:

Accessed via an external door with glazed panels leading into a vestibule area before entering the main hallway that benefits from storage cupboards and gives access to all rooms.

Lounge:

3.65m x 4.10m

A spacious room with feature fire surround creating a focal point to the room. Large, double-glazed window overlooks the front of the property and private garden.

Kitchen:

3.05m x 1.08m

The kitchen is fitted with a variety of wall and base units providing an ample amount of storage and surface space with contrasting worktops, integrated gas hob with oven and space for washing machine and fridge/freezer. Tiled splash back with window overlooking the front of the property.

Shower Room:

2.50m x 1.45m

The shower room is served by a W.C, wash-hand basin and shower enclosure with electric shower within.

Bedroom 1:

4.45m x 3.08m

A generously sized bright and airy room with double glazed window overlooking the garden area and benefits from built-in wardrobes.

Bedroom 2:

3.75m x 3.05m

A generously sized bright and airy room with double glazed window overlooking the rear garden.

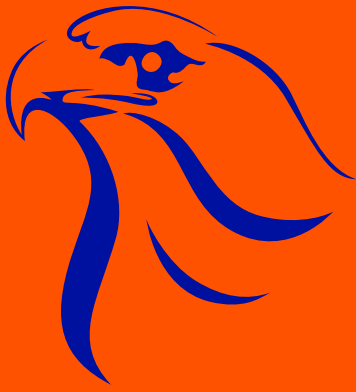
Garden Area:

The property is on the ground floor and accessed from the street via gated paved pathway with low maintenance slabbed private garden to the front. To the rear of the property is a well maintained shared drying green laid with lawn.









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Location:

Number 31 is conveniently located within easy walking distance of Broughty Ferry town centre and benefits from excellent access to local shops, schools, and regular bus services.

Council Tax Band:

B (Dundee City Council Feb 2026).

EPC Band:

C

Viewings:

By prior appointment only. Contact us on 01382 539 313 during normal office hours to arrange your 15-minute viewing slot or alternatively you can arrange your appointment by e-mailing us at: viewingstobook@gmail.com (viewings must be arranged at least 24 hours before your requested viewing date/time)

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Note:

Whilst every care is taken to ensure these are correct, all sizes have been taken using laser measuring device and therefore no sizes or descriptions herein are guaranteed and do not form part of any contract to follow hereon. All measurements are approximate and for guidance only, all sizes are taken at the widest points for each room, unless otherwise specified. The agent has not tested and apparatus, equipment, fixtures, fittings or services and therefore we are unable to confirm the functionality or fitness for purpose of any such, any potential purchaser should check with their own legal advisor or suitably qualified surveyor on such issues, if the availability of children places at local or any school is an essential requirement with regard to advancing an offer for this property then potential purchasers should make their own enquires directly to the local education authority prior to submitting an offer for this property and satisfy themselves as to the position with school places prior to making any such offer, the sellers and their agents accept no responsibility whatsoever for ensuring school places are available or otherwise in any catchment area.

Attic space inspection policy: this firm do not indemnify viewers from any damage done to the property or to themselves as a result of viewer inspections of the attic space of properties marketed by us, if you wish to have the attic space inspected please instruct a qualified and indemnified surveyor or architect to do so, alternatively please advise this firm at the time of making your viewing appointment that you are prepared to undertake the responsibility for any damage that occurs to the property and/or your good self and we will prepare a form of undertaking for you to sign before you gain access to the attic space, (please bring photo id with you also) you should also bring along your own access ladders as none will be provided.

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Alan E Masterton Solicitors is the trading name of AEMS Ltd. Company Number SC0329130.
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