



Alan E Masterton
SOLICITORS & ESTATE AGENT

DD5 ESTATE AGENTS

12-14 Maule Street, Monifieth
Angus, DD5 4JN

t.01382 539313 f.0845 643 1609

e.info@legaleagles.tv w.legaleagles.tv



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28B Long Lane, Broughty Ferry, DD5 1ER

Offers Over £155,000

Upper Maisonette

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Upper Maisonette

28B Long Lane, Broughty Ferry, DD5 1ER

Situated in the heart of Broughty Ferry, this bright and spacious two-bedroom upper floor duplex offers an excellent opportunity for first-time buyers or investors alike. Ideally located just a short walk from the vibrant Broughty Ferry High Street, waterfront and beach, the property enjoys proximity to a wide range of local amenities including shops, cafés, restaurants and excellent transport links.

Set within a block of similar-style properties, the flat is accessed via an external staircase leading from the communal garden to a private front entrance. Internally, the home 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 featuring a fireplace, a well-appointed kitchen and modern bathroom. A staircase from the hallway leads to the upper level, where there are two well-proportioned bedrooms, both benefiting from built-in storage.

Offering comfort, convenience and a highly desirable location, this property presents a fantastic opportunity to secure a home in one of Dundee's most sought-after coastal suburbs.

Entrance:

Entered through a secure upvc door into a bright entrance hall that gives access to all rooms and large storage cupboard.

Lounge:

A spacious and inviting living area featuring a large window that floods the room with natural light. High ceilings enhance the sense of space, while a charming feature fireplace creates a warm and relaxing focal point within the room.

Kitchen:

Fitted with a range of wall and base units, the kitchen provides excellent storage and generous worktop space complemented by a tiled splash back and contrasting flooring. The space includes a cooker with electric hob and extractor hood, as well as provision for fridge-freezer and washing machine.

Bathroom:

The spacious bathroom is fitted with a white three-piece suite, comprising of a WC, wash-hand basin and a bath with electric shower over.

Bedroom 1:

A generous sized double bedroom with double glazed window overlooking the communal garden and benefits from a built-in wardrobe.

Bedroom 2:

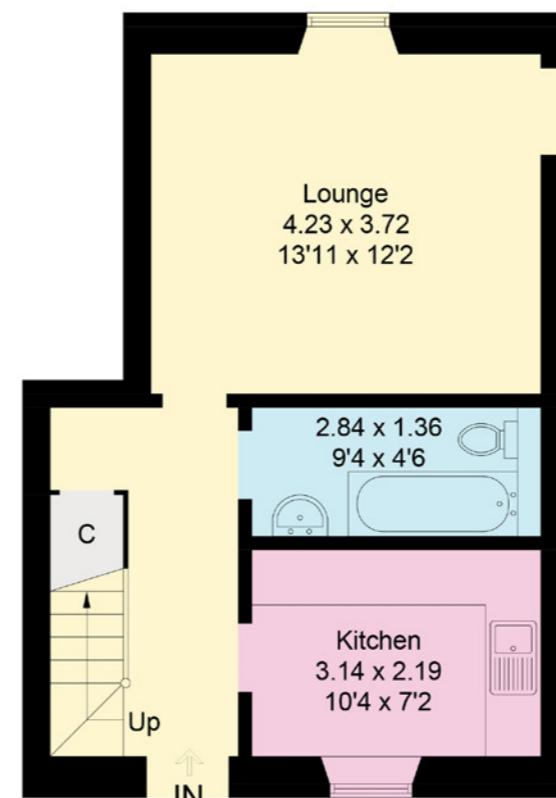
Another generous sized double bedroom with double glazed window overlooking the front of the property which benefits from a built-in wardrobe and shelved cupboard.

Garden:

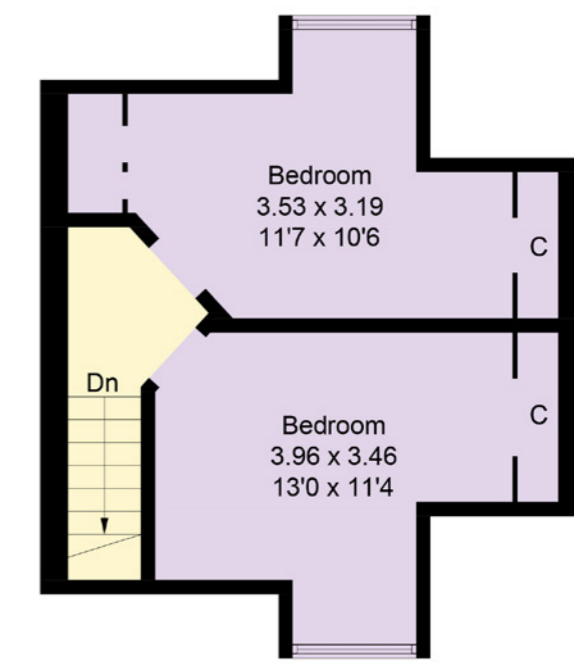
The property benefits from a low maintenance communal garden with drying area that would make an ideal relaxation space for the summer months.





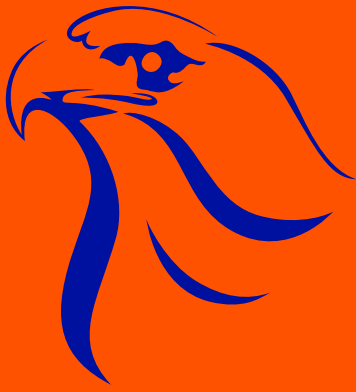


First Floor



Attic Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1277083)



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- **Upper Floor Maisonette**
- **Central Broughty Ferry**
- **Communal Garden Area**
- **Move In Condition**
- **2 Bedrooms**
- **Double Glazing & Gas Central Heating**

Council Tax Band:

B (Dundee City Council Feb 2026)

EPC Band:

D

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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