



**7 Bells Lane, Broughty Ferry,
Dundee, DD5 2BX**

Offers Over £190,000

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

07974268194

Chamber Practice 



- **SOUGHT AFTER LOCATION IN CENTRAL BROUGHTY FERRY**
- **BRIGHT AND SPACIOUS MAIN DOOR UPPER MAISONETTE**
- **LOUNGE WITH RIVER VIEWS**
- **MODERN KITCHEN**
- **BATHROOM WITH SHOWER**
- **THIRD BEDROOM/HOME OFFICE ON FIRST FLOOR**
- **TWO DOUBLE BEDROOMS ON UPPER FLOOR**
- **BOX ROOM/DRESSING ROOM**
- **DG & GCH**
- **IDEAL FOR A RANGE OF BUYERS INCLUDING PROFESSIONALS, COUPLES OR FAMILIES**
- **MOVE IN CONDITION**

Fantastic opportunity to purchase this attractive main door upper maisonette apartment situated 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, harbour, beach front and Castle Green.

Offering generous and flexible accommodation over two levels, the property enjoys lovely river views and an abundance of natural light throughout.

The first floor comprises a bright and spacious lounge with focal fireplace and picturesque river views, a modern fitted kitchen with ample storage and work space, a contemporary bathroom with fitted toilet/vanity unit and bath with mains fed shower over, and a versatile third bedroom which could equally serve as a home office or study.

On the upper floor the property features two well proportioned double bedrooms, both benefiting from dual aspect windows that enhance the sense of space and light. A useful box room on this level provides an ideal dressing room or additional storage.

This ready to live in home combines comfortable living with a desirable coastal location, making it an ideal choice for a variety of buyers.

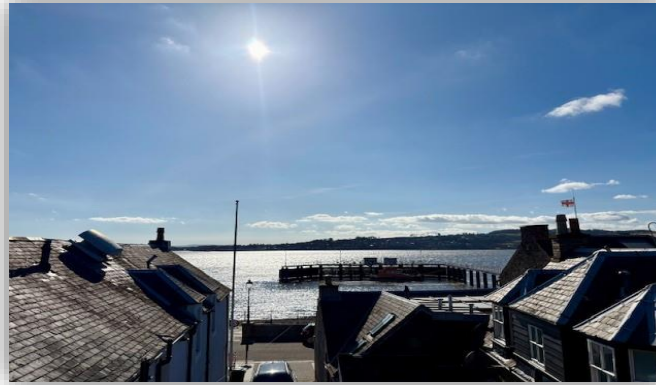


Dundee, the City of Discovery, is a modern and vibrant city set in a stunning location at the mouth of the River Tay on the east coast of Scotland with a population of approx. 142,000.

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.





Included in the sale are all carpets/floor coverings and window blinds where fitted. Some other items may be negotiated separately if required.