






Flat A Windsor Court, 53 Church Street
Broughty Ferry DD5 1EU



Beautifully presented ground floor, two bedroom flat in a much sought after location

 2 Bed  1 Bath  1 Reception

Lindsays are delighted to offer to the market this beautifully presented ground floor, two bedroom flat in a much sought after location. Windsor Court is a small development of similar style properties. Church Street is ideally situated for ease of access to a number of local amenities including shops, highly regarded schools and a regular commuter bus route. The property is offered to the market in move in condition and comprises hallway, bright and spacious lounge and recently fitted dining kitchen with a number of integrated appliances. There are two good sized double bedrooms and shower room with non-slip flooring and shower tray. Benefits include gas central heating and secure phone entry system. Externally there are beautifully presented communal gardens and a designated parking space. To allow the communal areas to be maintained to a high standard a monthly residents association fee is payable.

It should be noted that the property has been recently refurbished by the current owner. This includes but is not limited to replacing the kitchen, shower room, radiators and boiler. As part of the refurbishment the glass in the double glazing was replaced and includes toughened glass in the lower panels. It has also been freshly painted and new flooring laid throughout.

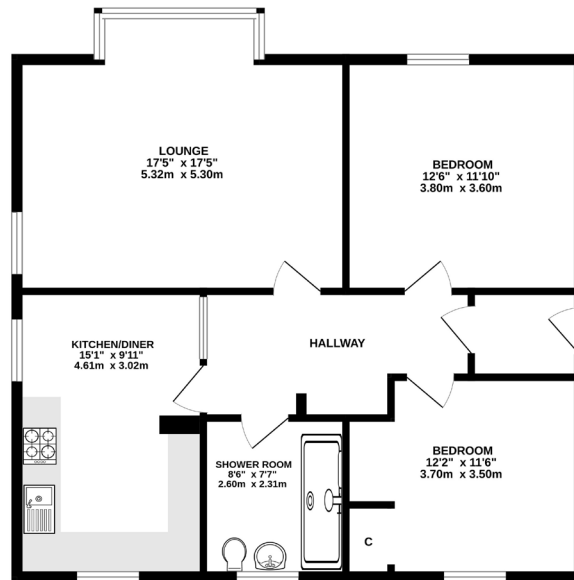
This property will appeal to a number of buyers and early viewing is highly recommended.

Features

- Hallway
- Bright and spacious Lounge
- Dining Kitchen
- Two Double Bedrooms
- Shower Room
- Gas central heating
- Double glazing
- Secure door entry system
- Designated Parking
- Communal Gardens
- EPC Rating C

Offers Over £215,000

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Floorplan Click



Broughty Ferry is a prestigious suburb situated to the east of Dundee City which enjoys the best of both a coastal lifestyle and the vibrant City of Dundee on its doorstep. Both residents and visitors enjoy its long sandy beach, esplanade and castle ideal for dog walking and an afternoon stroll. The "Ferry" boasts an array of individual shops, cafes and restaurants including the famous 'Visocchi's' ice cream shop and Italian café. Broughty Ferry offers excellent schooling at both primary and secondary level with the prestigious High School of Dundee just a few minutes drive. There is a main line Railway Station at


Dundee which regularly stops at Broughty Ferry providing services north and south.

The A90 dual carriageway offers easy access to Aberdeen, Perth, Edinburgh and Glasgow while Dundee Airport offers flights to London City amongst others. Away from the city there are a range of impressive outdoor pursuits. Over the River Tay is St. Andrews, home of golf, whilst the Championship course at Carnoustie is only a few miles up the coast.

FOR VIEWING:

By appointment only

Contact Lindsay's on:

 01382 802050

 dundeeproperty@lindsays.co.uk

 property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsay's as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.