






8B Queen Street,
Broughty Ferry DD5 1AN



Deceptively spacious two bedroom, ground floor flat in a popular residential area

 2 Bed  1 Bath  1 Reception

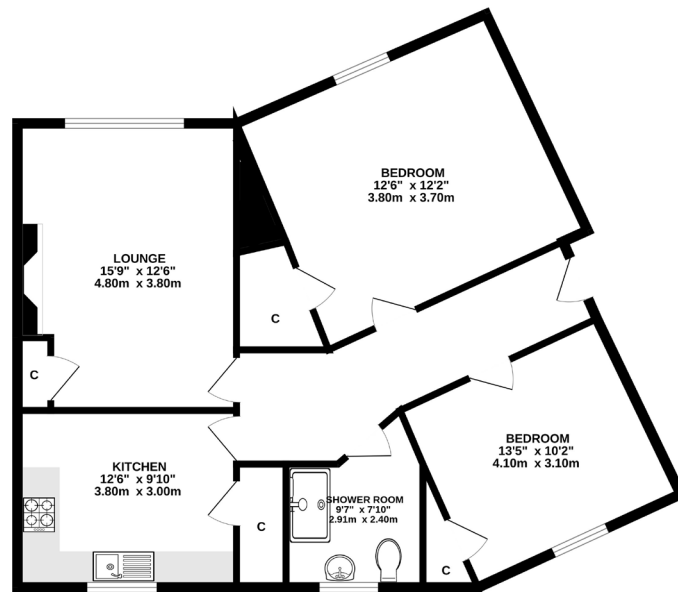
This is an excellent opportunity to purchase this deceptively spacious two bedroom, ground floor flat in a popular residential area. Queen Street is ideally situated for ease of access to a number of amenities including shops restaurants, bars and a regular commuter bus route. There is also highly regarded schooling on both a primary and secondary level. The accommodation comprises: hallway, bright and spacious lounge, fitted kitchen with large store, two double bedrooms with fitted storage and shower room. Benefits include double glazing and gas central heating. Externally there is a well maintained communal garden. This property will appeal to a number of buyers and early viewing is highly recommended.

Features

- Hall
- Bright and spacious Lounge
- Fitted Kitchen
- Two Double Bedrooms
- Shower Room
- Gas central heating
- Double glazing
- Communal Rear Garden
- EPC Rating D

Offers Over £130,000

GROUND FLOOR



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 Lindsays on:

☎ 01382 802050

✉ dundeeproperty@lindsays.co.uk

🌐 property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays 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.