



**CB**

**156 BROOK STREET, BROUGHTY FERRY, DD5 1DT**  
**FIXED PRICE £180,000**

**CAMPBELL  
BOATH**

*Solicitors & Estate Agents*

**tspc**  
MEMBER

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[www.campbellboath.com](http://www.campbellboath.com)

**Accommodation Comprises: Entrance Vestibule, Hall, Lounge, Dining Kitchen, Two Bedrooms & Bathroom. External: Rear Garden.**

This spacious DETACHED STONE BUILT TWO BEDROOM COTTAGE is situated in central Broughty Ferry. The property offers easy access to all local amenities including shops, restaurants, boutiques, hair and beauty salons, rail station, harbour, beach front, castle green, primary and secondary schools and a main bus route. Benefits include gas central heating and double glazing. Access to the property is through a pedestrian close from Brook Street and it should be noted that there is no vehicle access or off-street parking available. Benefits included double glazed and gas central heating. Early internal viewing is highly recommended.

**ENTRANCE: -**

A hardwood door gives access to the entrance vestibule. Built-in cloak cupboard. Glazed door to hall. There is a built-in shelved storage cupboard. Laminate flooring. Radiator.

**LOUNGE: -**

Approximately 14'1" x 12'0". The spacious lounge has a double-glazed window offering a pleasant outlook towards the rear garden. Fitted vertical blinds. Shelved display alcove. Built-in shelved storage cupboard. Carpet. Radiator.

**KITCHEN/DINING: -**

Approximately 18'3" x 9'11". The kitchen has a range of base and wall mounted storage cupboards with contrasting work surfaces and attractive splashback. Integrated appliances include a gas hob, stainless steel extractor hood and eye-level oven. There is a stainless-steel sink. A double-glazed skylight offers a good deal of natural light. There is space for a small table and chairs. Double glazed window offering outlook to the side of the property. Vinyl flooring. Radiator.

**BEDROOM 1: -**

Approximately 13'11" x 8'6". This is a good-sized double bedroom with double glazed window offering outlook towards the rear of the property. Built-in wardrobe with sliding doors. Fitted Vertical blinds. Carpet. Radiator.



**BEDROOM 2: -**

Approximately 9'2" x 8'9". This bedroom has a glazed window offering outlook towards the rear of the property. Fitted roller blind. Hatch to attic. Carpet. Radiator.



**BATHROOM: -**

Comprising W.C., wash hand basin and corner bath with an electric 'Mira' shower above. Attractive wet wall splashback. Towel radiator.



**EXTERNAL: -**

There garden to the rear of the property which has an area of grass. Garden shed. Rotary clothes dryer.



**Owner:** Clients of Campbell Boath

**Viewing:** Telephone Campbell Boath Solicitors on 01382 202060  
or **Email:** [property@campbellboath.com](mailto:property@campbellboath.com)

**Office Opening Hours:** Monday - Friday 9am - 5pm

FLOOR PLAN: -



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1295203)



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All measurements have been taken by a sonic tape measure and therefore may be subject to a small margin of error. Whilst the Selling Agents believe the above details to be correct, no warranty can be given and any potential purchaser should satisfy themselves as to the accuracy of.

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