



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



2 Bedroomed + Study Upper Maisonette
28A Long Lane, Broughty Ferry, DD5 1ERA

Offers Over £155,000

www.legaleagles.tv

DD5 ESTATE AGENTS

2 Bedroomed + Study Upper Maisonette

28A Long Lane, Broughty Ferry, DD5 1ER

Located in the ever-popular area of Broughty Ferry, this bright and generously proportioned two-bedroom duplex apartment with an additional study presents an ideal opportunity for first-time buyers, professionals or buy-to-let investors. Positioned within easy walking distance of Broughty Ferry's bustling High Street, scenic waterfront and sandy beach, the property is perfectly placed to enjoy an excellent selection of cafés, restaurants, shops and convenient transport connections.

Forming part of a block of similar-style properties, the apartment is accessed via an external staircase from the communal gardens leading to a private entrance. Internally, the property is presented in good condition throughout and benefits from gas central heating and double glazing.

The accommodation comprises a welcoming entrance hallway with useful storage, a spacious lounge with open outlooks towards Church Street, a fitted kitchen, contemporary bathroom and a versatile study/home office. Stairs from the hallway lead to the upper level, where there are two well-sized bedrooms, both featuring built-in storage facilities.

Combining generous accommodation with a sought-after coastal location, this attractive property offers a fantastic opportunity to enjoy all that Broughty Ferry has to offer.

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 overlooking Church Street, flooding the room with natural light throughout the day. High ceilings enhance the sense of space, creating an airy and comfortable atmosphere ideal for both relaxing and entertaining.

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. The space includes an under counter oven with 4 burner gas hob and extractor hood, as well as space for washing machine.

Bathroom:

The spacious bathroom is fitted with a three-piece suite comprising a WC, wash-hand basin, and a bath with an electric shower overhead. Finished with a combination of wet wall panels and tiled surfaces, the room offers a practical and well-presented space suitable for everyday use.

Study/ Home Office:

A versatile additional room overlooking Church Street, ideally suited for use as a home office, study, or dressing room within this well-appointed two-bedroomed property.

Bedroom 1:

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

Bedroom 2:

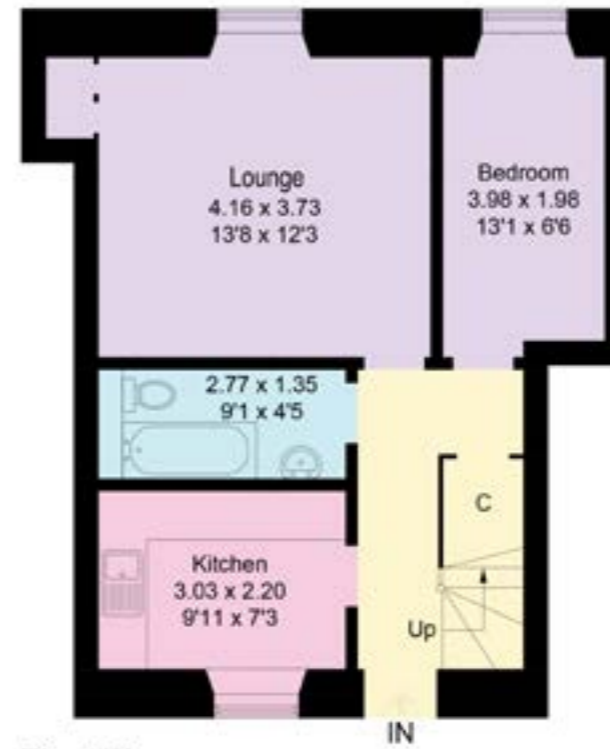
Another generous sized double bedroom with double glazed window overlooking the front of the property which benefits from a built-in wardrobe and shelved cupboard.

Garden:

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





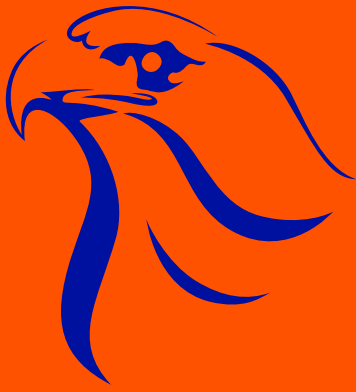


First Floor



Attic Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1274458)



Alan E Masterton

SOLICITORS & ESTATE AGENT

Council tax band:

C (Dundee City Council May 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)

Deposit Required:

You will be required to place a £1000 good will non-refundable deposit with the estate agents when you decide you intend to purchase this unit, the deposit will be fully refundable to you if the seller for any reason withdraws from the sale, should you withdraw from the purchase the deposit will not be returned to you.

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

t. 01382 539 313

f. 0845 643 1609

e. viewingstobook@legaleagles.tv

w. legaleagles.tv

www.tspc.co.uk

Tel: **01382 539 313** Email: viewingstobook@gmail.com
www.legaleagles.tv www.tspc.co.uk

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.

www.legaleagles.tv

“WHEN RESULTS MATTER”

ESTATE AGENTS • POWER OF ATTORNEY • WILLS • EXECUTRIES

Estate Agents and Innovators in Property Exchange for the Private Individual and Business Portfolio Builder.
House Purchase & Sales Legals, Remortgages, Wills & Executries, Rental Property Global Management Services.

Alan E Masterton Solicitors is the trading name of AEMS Ltd. Company Number SC0329130.
Registered office: 12-14 Maule Street, Monifieth, Angus DD5 4JN

Selling, Buying and Leasing Property in...



MONIFIETH

BROUGHTY FERRY

FORFAR

PERTH

ARBROATH