



Bright, spacious 2-bedroom flat in a well maintained block in the centre of Broughty Ferry.

 2 Bed  1 Bath  1 Reception

This delightful 2-bedroom flat in a central location just a stroll from the bars, restaurants, beachfront of the bustling suburb of Broughty Ferry.

The building has been well maintained by the owners offering buyers the perfect 1st home or buy-to-let property. The accommodation comprises an entrance hall, bright lounge, kitchen with integrated hob, oven and extractor hood, with space for a washing machine and fridge-freezer, two bedrooms, and a bathroom. Outside the property has a well-maintained shared garden laid with chipped stone and clothes drying facilities.

Benefits include double glazing and gas central heating. Included in the sale are the fitted floor coverings, integrated kitchen appliances as detailed, washing machine and fridge-freezer (no warranties provided).

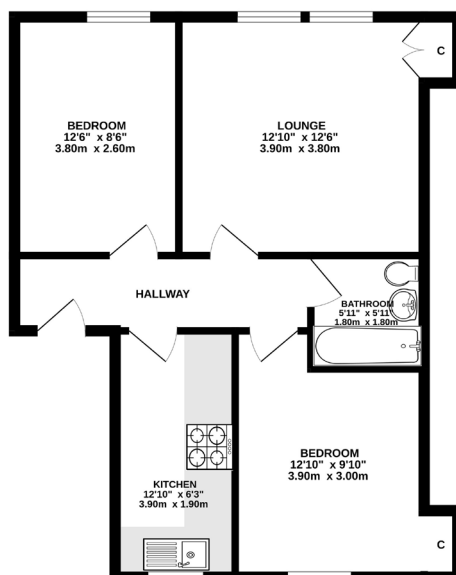
The property is perfect for the 1st time buyer or buy-to-let investors. Due to the enviable central location of this lovely property we do highly recommended early viewing to fully appreciate this lovely property and to avoid disappointment.

Features

- Entrance hall
- Lounge
- Kitchen
- Two bedrooms
- Bathroom
- Gas central heating
- Double glazing
- Shared garden
- EPC Rating C

Fixed Price £150,000

2ND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This 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.
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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 away. 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 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.