






29A Castle Street,
Broughty Ferry DD5 2EH



Individually designed, two bedroom first and attic floor flat in a much sought after location

 2 Bed  1 Bath  2 Reception

This is a rare opportunity to purchase this individually designed, two bedroom first and attic floor flat. Castle Street is ideally situated for ease of access to a number of amenities including shops, restaurants, bars and highly regarded schooling on both a primary and secondary level. The award winning sandy beach and harbour are also within easy reach.

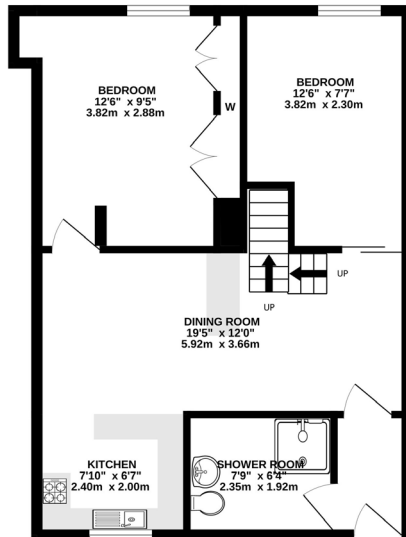
The accommodation is set over two floors and comprises: spacious lounge with sliding patio doors giving access to the balcony, dining room, fitted kitchen, two bedrooms and shower room. Some items of furniture are fitted and in keeping with the original design. The property is in need of upgrading and offers the buyer an opportunity to redesign the home to suit their own needs. Externally there is a well maintained communal garden to the rear.

Features

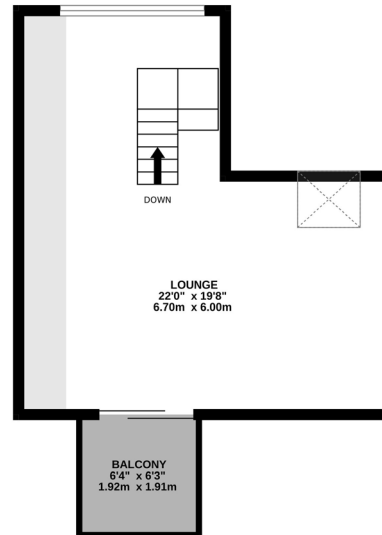
- Lounge
- Dining Room
- Kitchen
- Two Bedrooms
- Shower Room
- Balcony
- Communal Garden
- EPC Rating F

Offers Over £110,000

1ST FLOOR



2ND FLOOR



Whilst 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. 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.