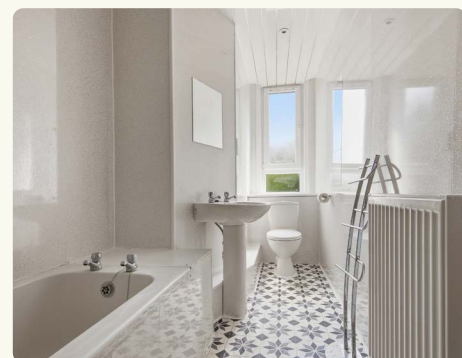




Flat 4, 6 Claypotts Road,  
Broughty Ferry, DD5 1BX



*Delightful, traditional upper flat just a stroll from Broughty Ferry town centre, perfect for the 1st time buyer.*

2 Bed   1 Bath   1 Reception

This delightful upper flat, rich in traditional period features, offers generous accommodation ideal for a first-time buyer. Conveniently located on Claypotts Road, the property is just a short stroll from a variety of local amenities, including shops, schools, and leisure facilities, with Dundee city centre easily accessible via regular public transport links.

The accommodation is well-proportioned throughout and comprises: a welcoming entrance hall providing access to all rooms, with hatch access to attic space, bright and spacious lounge featuring a bay window, decorative ceiling cornice, feature fireplace, and useful press-style cupboard, bright and spacious lounge featuring a bay window, decorative ceiling cornice, feature fireplace, and useful press-style cupboard, fitted kitchen with integrated hob and oven, along with space for a fridge, freezer, and washing machine, two generously sized double bedrooms, each benefiting from fitted wardrobes, and the bathroom fitted with a white suite and an instant shower over the bath. Externally, the property enjoys a well-maintained rear garden laid mainly to lawn with borders, as well as a useful storage cellar. Further benefits include double glazing and gas central heating. Included in the sale are all fitted floor coverings, integrated kitchen appliances as specified, and kitchen white goods (please note no warranties are provided).

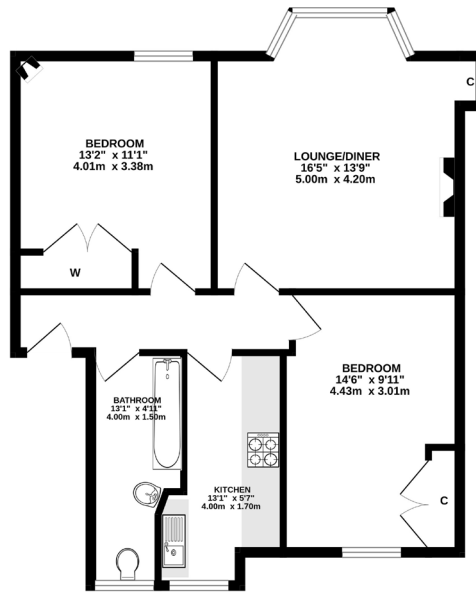
The property is perfect for the for a range of buyers and early internal viewing is highly recommended to fully appreciate this lovely property and to avoid disappointment.

### Features

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

**Offers Over £135,000**

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide 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](mailto:dundeeproperty@lindsays.co.uk)

🌐 [property.lindsays.co.uk](http://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.