






5a Castle Terrace,  
Broughty Ferry DD5 2EG



*Main door, ground floor three bedroom apartment in a sought after location*

 3 Bed    1 Bath    1 Reception

Set within a sought-after location, this exceptional ground floor main door apartment offers stylish, move-in-ready accommodation close to a range of local amenities, including shops, cafés, bars, restaurants and the beach. The property is also conveniently positioned for highly regarded primary and secondary schools.

Lovingly upgraded and meticulously maintained by the current owners, the accommodation comprises a welcoming vestibule leading into a central hallway, a bright and generously proportioned lounge enhanced by a beautiful bay window and an attractive wood-burning stove, creating a warm and inviting living space.

The spacious dining kitchen benefits from underfloor heating and provides an ideal setting for both everyday family life and informal dining. There are three bedrooms, offering flexible accommodation, along with the family bathroom fitted with a shower over the bath.

Additional features include double glazing and gas central heating throughout, ensuring comfort and efficiency year-round.

Externally, the property enjoys a private south-facing front garden, predominantly laid to lawn, together with a private rear patio area, perfect for outdoor relaxation. A former washhouse provides valuable external storage and is shared with the neighboring property.

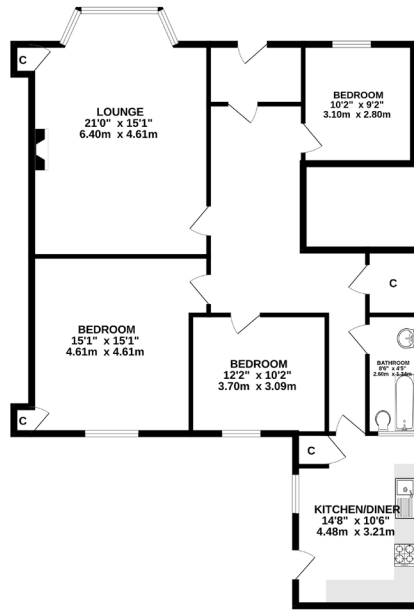
Combining character, quality and an enviable location, this wonderful home is sure to appeal to a wide range of buyers. Early viewing is highly recommended to fully appreciate all this property has to offer.

### Features

- Bright and spacious Lounge with bay window
- Dining Kitchen
- Three Bedrooms
- Family Bathroom
- Vestibule & Hallway
- Gardens
- DG & GCH
- EPC Rating Band C

**Offers Over £315,000**

GROUND 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 here have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with floorplan 11/2024



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's on:

☎ 01382 802050

✉ [dundeeproperty@lindsays.co.uk](mailto:dundeeproperty@lindsays.co.uk)

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