

RICHMOND & Co.

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21 BRAEMAR GARDENS, BROUGHTY FERRY, DUNDEE, DD5 3TE

- **First floor 2 bedroom flat**
- **Hallway; Lounge; Kitchen; 2 bedrooms; Shower room**
 - **Electric heating and DG**
 - **Secure entry system**
 - **Sought after location**
 - **Private parking space**

Offers over: £155,000

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract.

Schedule of particulars of sale of 21 Braemar Gardens, Broughty Ferry, Dundee

Hardwood front door leading to:

Hallway:

Fitted carpet. Cupboard with extensive storage and cloakroom facility. Centre light. Ample power points.

Lounge:

Approx. 15'9" x 15'6". Entry system phone. Fitted carpet. Storage heater. Two ceiling lights. Two windows with louvre blinds. Ample power points.



Kitchen:

Fully fitted kitchen with base and wall units. Free standing cooker with extractor hood, fridge freezer and washing machine included. Stainless steel sink. Partially tiled splashback. Vinyl flooring. Centre spotlight. Venetian blinds. Ample power points.



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Bedroom 1:

Approx. 19'4" x 8'11". Fitted carpet. Two fitted mirror wardrobes. Centre light. Electric heater. Louvre blinds. Ample power points.



Bedroom 2:

Approx. 14'10" x 8'3". Fitted carpet. Fitted mirror wardrobe. Centre light. Electric heater. Louvre blinds. Ample power points.



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Shower Room:

Blush pink wc and wash hand basin. Walk in shower with Mira electric shower. Wetwall throughout. Vinyl flooring. Centre light. Medicine cabinet with light and mirror doors. Heated towel rail. Walk in airing cupboard housing hot water tank and providing extensive storage.

Outside:

Private parking space. Three common visitor bays. Common shared gardens to rear.

Viewing:

By appointment through Solicitors on 01382 201964.