

Well presented 1 bedroomed property

62C Castle Street, Broughty Ferry, DD5 2EJ

Situated in a highly popular residential area of Broughty Ferry, this well presented 1 bedroomed property is not far from a wide array of shops, restaurants and bars, beach front, local amenities and schools.

Located in a quiet street of mixed and similar type properties, the front elevation of the property faces north allowing a constant stream of light for the majority of the day. This bright and spacious upper flat is accessed through a communal entrance hall which also leads onto a shared rear garden area. The property is over two levels with kitchen, bathroom and lounge on entrance level and the bedroom on the upper floor accessed by a winder staircase. All floor coverings and window blinds where fitted are included in the sale.

This property is finished off to an extremely high standard and only after internal viewing can justice be done to the potential of this spacious accommodation which could provide an ideal family home, early viewing is therefore highly recommended.

Hall:

A bright and inviting hall giving access to both levels of the accommodation, laminate wood effect flooring, carpeted winder staircase with sky light above, storage cupboards, radiator.

Lounge:

4.2mts x 3.6mts:

A spacious and bright family room with two large double-glazed windows overlooking the front of the property. The room provides a comfortable atmosphere in which to relax, bookshelves, carpeted, radiator.

Kitchen & Dining area:

**4.2mts x 3.25
(at widest points):**

The kitchen is fitted with a variety of shaker style wall and base units providing an ample amount of surface space with wood effect worktops, Electric cooker/hob, plumbed for washing machine, two double-glazed windows, seating area could be provided at small breakfast bar or there is space for a dining table and chairs, gold eyeball downlights, paneled effect ceiling, wood effect laminate flooring.

Bathroom:

2.6mts x 1.5mts:

The bathroom room is served by a three-piece suite incorporating W.C., built in vanity cabinet with wash-hand basin and mosaic tiled back splash, mains operative shower over the bath with glass screen and wet wall, panel effect ceiling, wood effect laminate flooring.

Bedroom:

**5.2mts x 3.8mts
(at widest points) (excluding wardrobe):**

A generous sized bright and airy room with a north facing double glazed bay window overlooking the front of the property, large mirrored storage cupboards, carpeted, radiator.

Rear Garden:

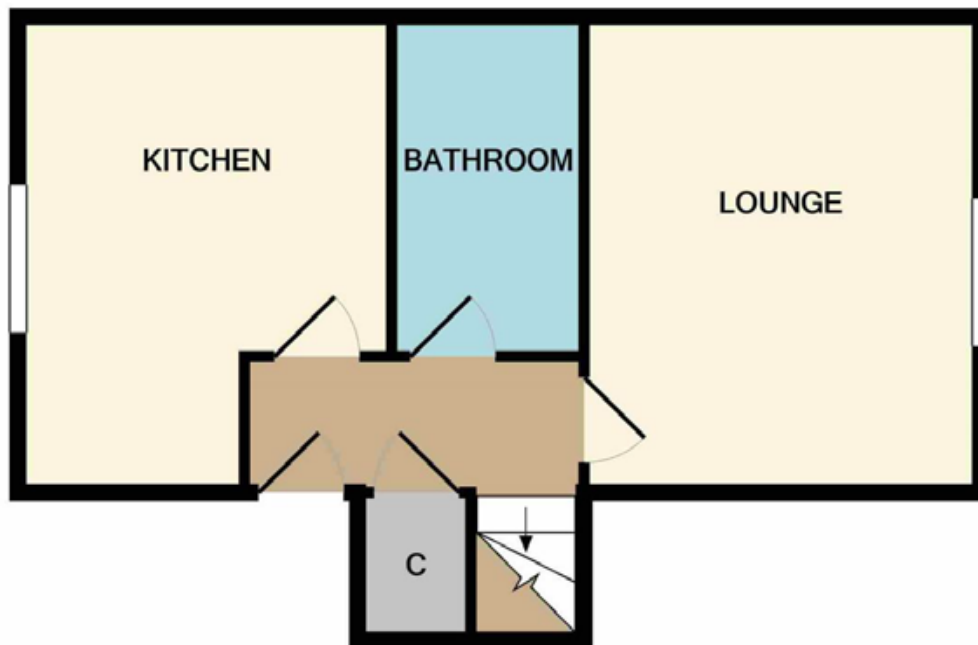
Communal lawn area is an ideal quiet spot for relaxation in the warmer months.

Location:

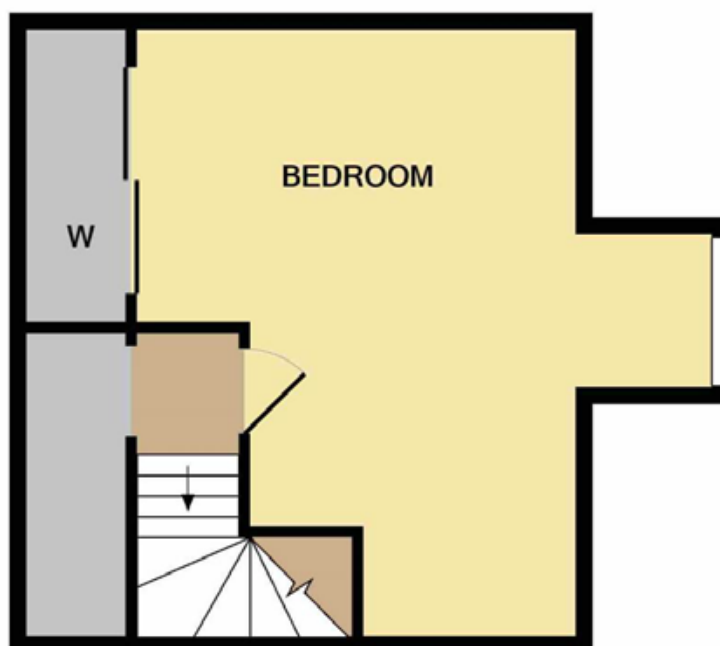
Number 62c is located within easy access of Broughty Ferry town centre, golf courses, and is well served by various bus routes, local shops and schools (if required school rolls should be checked for vacancies and places earmarked prior to making any offer).





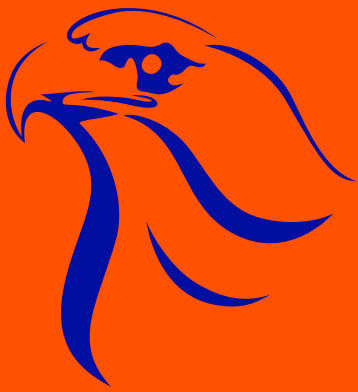


GROUND FLOOR



ATTIC FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 availability or efficiency can be given.



Alan E Masterton

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Viewing

Assisted viewings by prior appointment only by contacting the selling agents directly on 0845 643 1608. Tuesday, Wednesday and Thursday between 6pm – 8pm. Saturday 12.30-1.30pm Bookings are for 15 minute intervals.

Home Report Access:

Please visit our own website at www.legaleagles.tv then select this property then select the "Home Report" button and the Home Report will display within 5 seconds.

Council Tax Band:

A (Angus Council 7th October 2020)

EPC Band:

C

7 day Viewing Call Centre:

By prior appointment only through our viewings call centre Ph: 01382 539 313, weekdays 9am to 9pm, Saturday and Sunday 10am to 4pm to arrange your 15-minute viewing slot (viewings must be arranged at least 24 hours before your requested viewing date/time).

You can arrange your viewing appointment with us on our dedicated viewings e mail: viewingstobook@gmail.com

Covid Viewing Procedure:

For the duration of the current Covid pandemic we or the owners will ensure all internal doors will be wedged open and the owners/us alone only should open and close any external access doors, on arrival at the property please use the hand sanitizer which the owner/us will provide or bring your own, you will be shown around the property keeping the regulation 2 meter distance between you and the owner or you will be allowed in situations where a house is vacant to walk through the house unaccompanied and you can ask any questions of the staff or owner attending, you bring and wear a mask if your viewing is accompanied, if not you may remove your mask on entry to the property. Please do not bring young children with you (if you do the children must remain outside the property under the supervision of an accompanying adult). Only two viewers at a time will be allowed access to the property.

Note:

Whilst every care is taken to ensure these are correct, all sizes have been taken using laser measuring device and therefore no sizes or descriptions herein are guaranteed and do not form part of any contract to follow hereon. All measurements are approximate and for guidance only, all sizes are taken at the widest points for each room, unless otherwise specified. The agent has not tested and apparatus, equipment, fixtures, fittings or services and therefore we are unable to confirm the functionality or fitness for purpose of any such, any potential purchaser should check with their own legal advisor or suitably qualified surveyor on such issues, if the availability of children places at local or any school is an essential requirement with regard to advancing an offer for this property then potential purchasers should make their own enquires directly to the local education authority prior to submitting an offer for this property and satisfy themselves as to the position with school places prior to making any such offer, the sellers and their agents accept no responsibility whatsoever for ensuring school places are available or otherwise in any catchment area.

Attic space inspection policy: this firm do not indemnify viewers from any damage done to the property or to themselves as a result of viewer inspections of the attic space of properties marketed by us, if you wish to have the attic space inspected please instruct a qualified and indemnified surveyor or architect to do so, alternatively please advise this firm at the time of making your viewing appointment that you are prepared to undertake the responsibility for any damage that occurs to the property and/or your good self and we will prepare a form of undertaking for you to sign before you gain access to the attic space, (please bring photo id with you also) you should also bring along your own access ladders as none will be provided.

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Offers over 129,950

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