



Alan E Masterton
SOLICITORS & ESTATE AGENT

DD5 ESTATE
AGENTS

12-14 Maule Street, Monifieth
Angus, DD5 4JN

t.01382 539313 f.0845 643 1609
e.info@legaleagles.tv w.legaleagles.tv



www.legaleagles.tv

Flat 6, 20 Lawrence Street, Broughty Ferry, Dundee, DD5 1ET

Offers Over £100,000

Upper Flat, 1 Bedroomed Apartment

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Upper Flat, 1 Bedroomed Apartment

Flat 6, 20 Lawrence Street, Broughty Ferry, Dundee, DD5 1ET

Situated within an extremely popular area of Broughty Ferry this spacious one bedroomed apartment is close to all local amenities and only a short walk to the waterfront and beach area. The property has been well maintained and consists of an entrance hallway, large lounge over looking Lawrence Street, kitchen, shower room and double bedroom. Property benefits from ample built-in storage throughout as well as double glazing and gas central heating. Would make an ideal purchase for a first time buyer or investment property.

Entrance Hall:

Accessed through a wooden security door into the hallway which gives access to the lounge, kitchen, shower room and staircase leading to a double bedroom. Radiator, carpeted, two large storage cupboards.

Lounge:

A spacious room with window over looking Lawrence Street, large enough for a dining table, benefits from a shelved storage cupboard, radiator, carpeted.

Kitchen:

Another spacious room with ample wall and floor standing storage units with wood effect worktop, white tiled splash back, stainless steel single drainer sink with tap, space for cooker, plumbed for washing machine, radiator.

Bedroom 1:

Bright double bedroom with two large velux windows flooding this room with natural light. Two built-in double wardrobes, radiator, carpeted.

Shower room: A bright room with 3 piece suite comprising of wash hand basin, close-coupled w.c., built-in shower cubicle with electric shower within, tiled flooring, radiator.

Directions:

Travelling into Broughty ferry on Brook Street, turn right onto Lawrence Street (just before M&S Simply Food) At the junction, cross straight over Long Lane and No.20 is on your left hand side and can be accessed through a gate from Long Lane or via a communal close marked 18 Lawrence Street and up an external staircase. One of our for sale boards will be located in the window to assist you with locating the property.

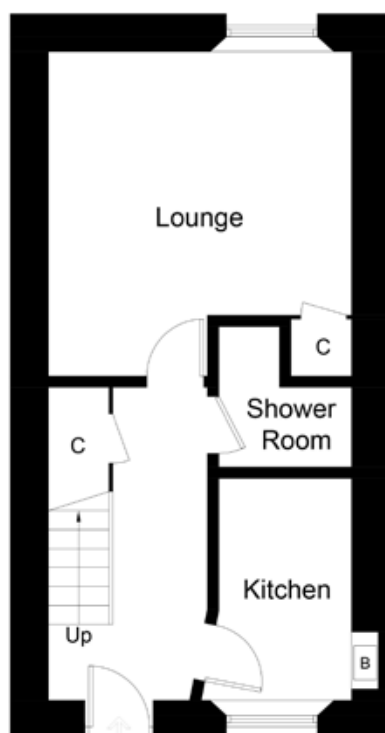




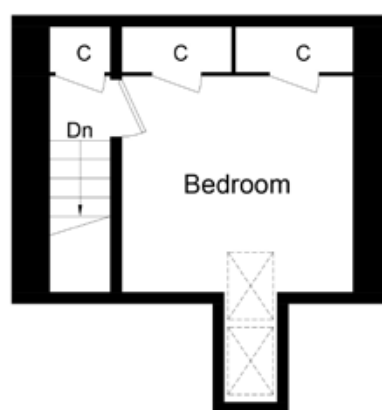






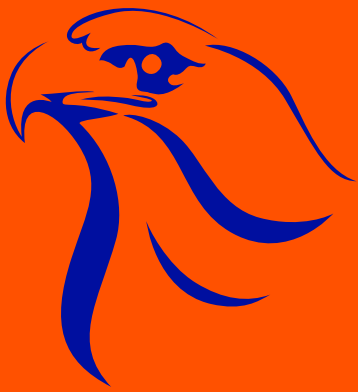


First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID877565)



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12-14 Maule Street,
Monifieth, Angus
DD5 4JN
LP-1 Monifieth

52a Church Street,
Broughty Ferry
Dundee DD5 1HB
Phone: 01382 539 313

t. 01382 539 313
f. 0845 643 1609
e. info@legaleagles.tv
w. legaleagles.tv

Home Report Access:

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

Council Tax Band:

A (Dundee City Council 30th June 2022)

EPC Band:

D

Viewings:

By prior appointment only. Contact us on 01382 539 313 during normal office hours to arrange your viewing slot or alternatively you can arrange your appointment by e-mailing us at: viewingstobook@gmail.com (viewings must be arranged at least 24 hours before your requested viewing date/time)

7 day Viewing Call Centre:

By prior appointment only through our viewings call centre Ph: 01382 539313, 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).

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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Alan E Masterton Solicitors is the trading name of AEMS Ltd. Company Number SC0329130.
Registered office: 12-14 Maule Street, Monifieth, Angus DD5 4JN

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