



Alan E Masterton
SOLICITORS & ESTATE AGENT

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AGENTS

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www.legaleagles.tv

68c Castle Street, Broughty Ferry, DD5 2EJ

Offers Over £130,000

2 bedroomed upper floor apartment

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68c Castle Street, Broughty Ferry, DD5 2EJ

Situated in a highly popular residential area of Broughty Ferry, this well presented 2 bedroomed property is not far from a wide array of shops, restaurants and bars, beach front, local amenities and schools.

Located in a block of similar styled properties 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 spacious dining kitchen, modern bathroom, bright lounge and bedroom on the entrance level. Carpeted staircase leads to a top landing with storage cupboard and access to the second bedroom through a dressing room. All floor coverings and window blinds where fitted are included in the sale.

The property has been well maintained and benefits from double glazing and gas central heating. Would make an ideal purchase for first time buyer or investment property.

Hall:

A bright and inviting hall giving access to both levels of the accommodation via a winder staircase, storage cupboard, carpeted, radiator.

Lounge:

4.22m x 3.57m:

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, carpeted, radiator.

Kitchen/Dining:

4.05m x 3.08:

The kitchen is fitted with a variety of wood effect wall and base units providing an ample amount of storage with complimentary worktops, space for electric cooker/hob, washing machine, fridge/freezer. Two double-glazed windows overlook the communal garden, dining area can be provided at small breakfast bar or there is space for a dining table and chairs, mix of tiled splash back and wooden paneling, wood effect vinyl flooring.

Bathroom:

3.34m x 1.63m:

The modern bathroom comprises of a W.C and wash hand basin within a built in vanity unit providing

excellent additional storage, walk in shower cubicle with mains operative shower within, bath with contemporary taps, fully wet walled, panel effect ceiling with downlights, wood effect vinyl flooring, radiator.

Bedroom 1:

3.14m x 3.47m:

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

Dressing Room:

2.93 x 2.60m:

A great addition to the upstairs bedroom, a versatile space leading on from the upper landing., carpeted, radiator.

Bedroom 2:

1.96 x 3.57m:

The smaller of two rooms this versatile room is accessed via the lounge area. Would make an ideal youngster bedroom or home office space.

Rear Garden:

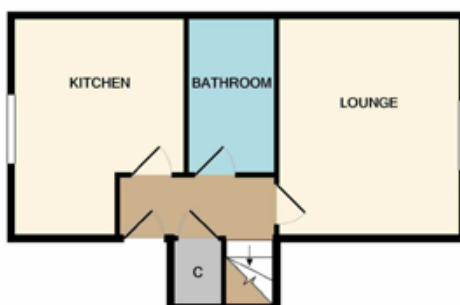
Communal lawn and drying area. Ideal quiet spot for relaxation in the warmer months.









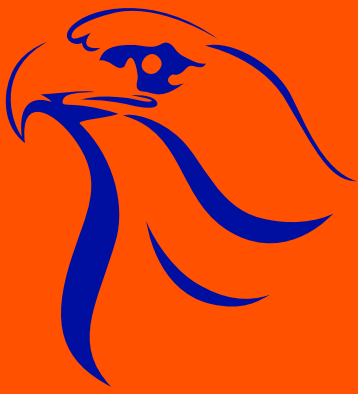


GROUND FLOOR



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



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Directions:

Driving east along the main Dundee – Carnoustie coastal road (A930) heading into and through central Broughty Ferry past the Post office bar, take a right turn onto St Vincent street, turn left at the first cross street onto Brook street, turn left onto Castle street. Number 68C is on your right hand side. To assist with location one of our bright for “sale boards” is located on the lounge window.

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:

B (Dundee City Council January 2023)

EPC Band:

D

Viewings:

By prior appointment only. Contact us on 01382 539 313 during normal office hours to arrange your 15-minute 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)

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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.
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