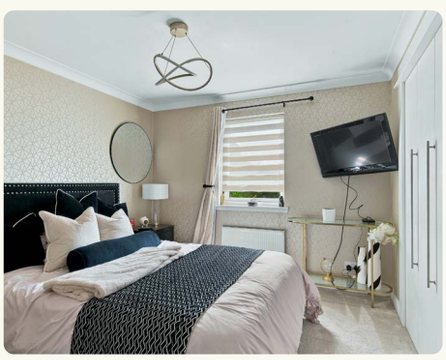


75 Glendevon Way
Broughty Ferry, DD5 3TG







A stylish ground-floor apartment in move-in condition throughout

2 Bed | 1 Bath | 1 Reception

Set within a popular residential area of Broughty Ferry, this stylish two-bedroom ground-floor apartment is likely to appeal to a range of buyers, from first-time purchasers to downsizers. The accommodation includes a well-appointed dual-aspect lounge/dining room, a compact kitchen with integrated appliances, a principal bedroom with excellent fitted storage, a second bedroom with fitted storage, and a contemporary shower room.

Additional benefits include double glazing, gas central heating, and secure entry. The sale includes all carpets, floorcoverings, and blinds where fitted, together with integrated appliances comprising an oven, hob, microwave, washing machine, and fridge freezer.

Externally, the properties are set within well-maintained landscaped gardens, mainly laid to lawn. Each property has an allocated parking space, with additional visitor parking available. A residents' association is in place, with a contribution of approximately £40 per month.

This beautiful apartment can only be fully appreciated by viewing which is highly recommended.

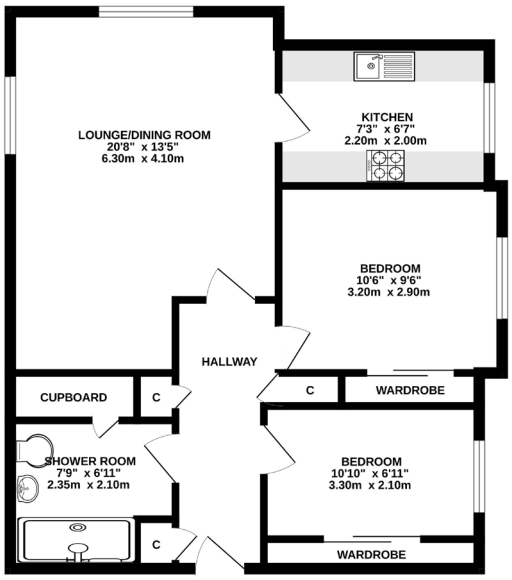
Features

- Hallway
- Lounge/Dining Room
- Kitchen
- 2 Bedrooms
- Shower Room
- Double Glazing
- Gas Central Heating
- Secure Entry
- Allocated Parking
- EPC Rating C

Offers Over £170,000

Home Report Value £175,000

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 have not been tested and no guarantee as to their operability or efficiency can be given.
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Broughty Ferry is a prestigious suburb east of Dundee, offering an attractive coastal lifestyle within easy reach of the city. Residents and visitors enjoy its long sandy beach, esplanade and castle, all ideal for walks and leisure time. Known locally as “The Ferry”, the area offers a wide range of independent shops, cafés and restaurants, including the well-known Visocchi’s ice cream shop and Italian café. It also provides excellent schooling at both primary and secondary level, with the prestigious High School of Dundee only a short drive away. Dundee’s mainline railway station, with regular services north and south, also stops at Broughty Ferry.

The A90 dual carriageway provides convenient access to Aberdeen, Perth, Edinburgh and Glasgow, while Dundee Airport offers flights to London City and other destinations. The surrounding area offers a variety of outdoor pursuits, with St Andrews, the home of golf, across the River Tay and the Championship course at Carnoustie just a few miles along the coast.

FOR VIEWING:

By appointment only

Contact Lindsays on:

01382 802050 dundeeproperty@lindsays.co.uk property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.