

11 The Old Dairy
Broughty Ferry, DD5 3DH







An impressive first floor apartment which has been tastefully altered and upgraded

2 Bed | 1 Bath | 1 Reception

Number 11 The Old Dairy is set within a sought-after small development, just a short walk from the vibrant centre of Broughty Ferry. This impressive first-floor apartment has been thoughtfully altered and fully upgraded to provide stylish, comfortable accommodation on one level. Practical features include gas central heating with a new combi boiler and radiators, double glazing and secure entry. The sale includes fitted floorcoverings and blinds, together with the integrated kitchen appliances.

The layout has been remodelled for modern living and now includes a bright, open-plan lounge, dining area and kitchen, with patio doors leading to a west-facing balcony—perfect for enjoying the afternoon and evening sun. There are two double bedrooms, with the principal bedroom benefiting from double wardrobes, and a contemporary shower room.

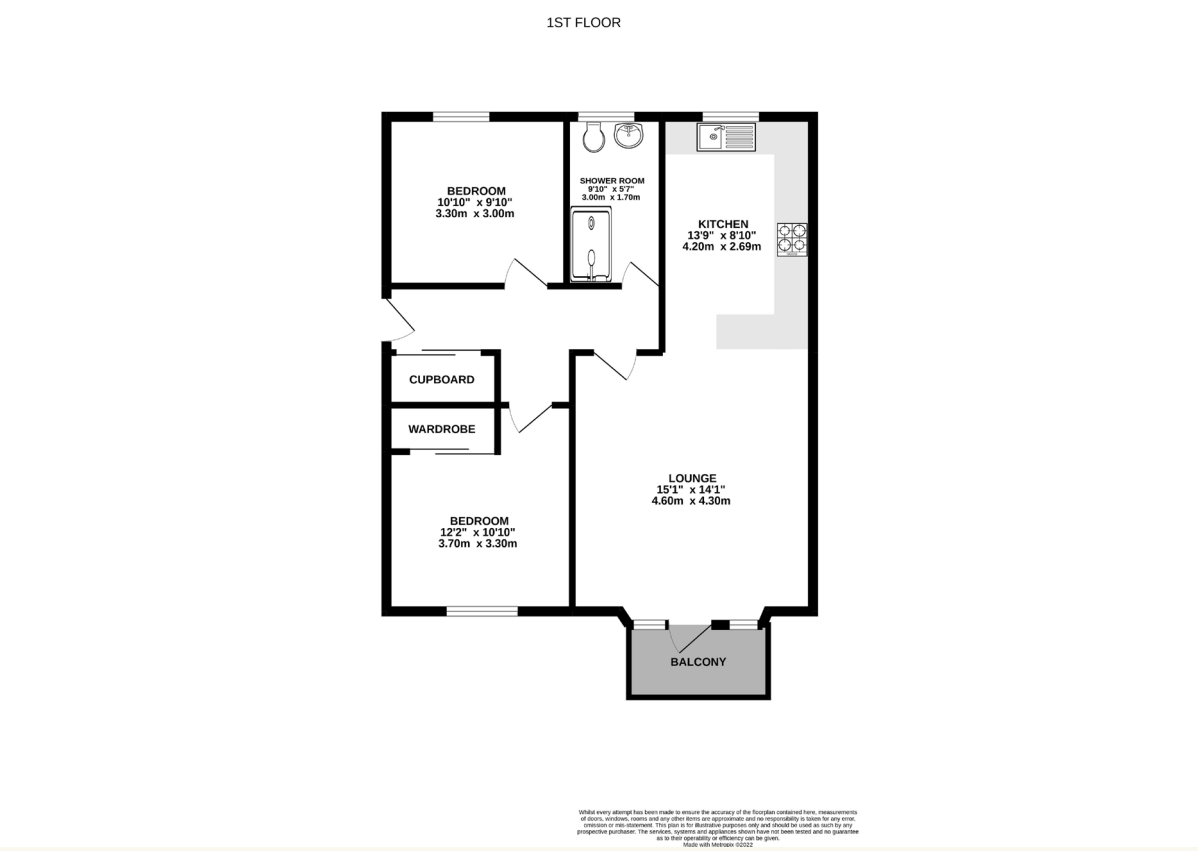
Outside, the mutual grounds are well maintained and overseen by a residents' committee. The flat also benefits from an allocated private parking space, with ample visitor parking available.

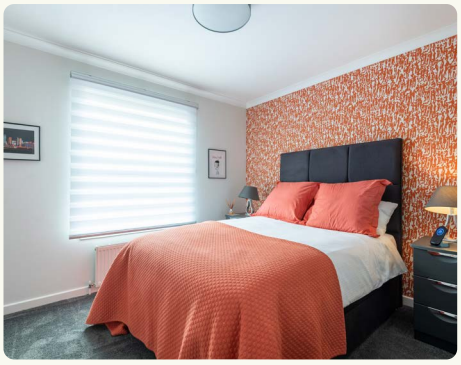
Viewing is highly recommended to fully appreciate this beautiful flat.

Fixed Price £230,000

Features

- Hallway
- Open Plan Lounge/Dining/Kitchen
- 2 Double Bedrooms
- Contemporary Shower Room
- Double Glazing
- Gas Central Heating
- Secure Entry
- Allocated Parking Space
- Mutual Gardens
- EPC B









Broughty Ferry is a prestigious suburb situated to the east of Dundee City which enjoys the best of both a coastal lifestyle and the vibrant City of Dundee on its doorstep. Both residents and visitors enjoy its long sandy beach, esplanade and castle ideal for dog walking and an afternoon stroll. The “Ferry” boasts an array of individual shops, cafes and restaurants including the famous ‘Visocchi’s’ ice cream shop and Italian café. Broughty Ferry offers excellent schooling at both primary and secondary level with the prestigious High School of Dundee just a few minutes drive. There is a main line Railway Station at Dundee which regularly stops at Broughty Ferry providing services north and south.

The A90 dual carriageway offers easy access to Aberdeen, Perth, Edinburgh and Glasgow while Dundee Airport offers flights to London City amongst others. Away from the city there are a range of impressive outdoor pursuits. Over the River Tay is St. Andrews, home of golf, whilst the Championship course at Carnoustie is only a few miles up 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.