

18 The Old Dairy Forthill Road,
Broughty Ferry DD5 3DH







Lovely, Two Bedroom Ground Floor Apartment in the Popular Old Dairy Complex

2 Bed | 1 Bath | 1 Reception

We are delighted to bring to the market this attractive and well-maintained ground floor apartment, situated within the highly sought-after Old Dairy Complex. Offering spacious accommodation all on one level, this lovely home is ideally suited to a range of buyers including first-time purchasers, downsizers and investors.

The property benefits from secure entry system, double glazing and gas central heating, while the sale includes all fitted carpets, floor coverings, curtains and blinds, together with white goods.

The accommodation comprises a bright and spacious south-facing lounge/dining room with patio doors opening onto the communal garden grounds. The well-appointed kitchen features a breakfast bar, and there are two generous double bedrooms, both benefiting from fitted wardrobes. The modern shower room has recently been fitted and benefits from two large storage cupboards. There is also a further storage cupboard in the hall.

Externally, the development enjoys beautifully maintained communal gardens. Directly in front of the apartment is an enclosed south-facing area of garden ground which, although part of the communal grounds, is typically solely enjoyed by the owner of the apartment and provides an excellent spot to sit and enjoy the sunshine. Accessed from the kitchen, there is a large garden which has a small patio area and is laid mainly with lawn. To ensure the communal areas are maintained to a high standard there is an Old Dairy Owners' Association to which an annual fee is payable. (Estimate is £360 for 2027)

Residents' parking and visitor parking spaces are conveniently located nearby.

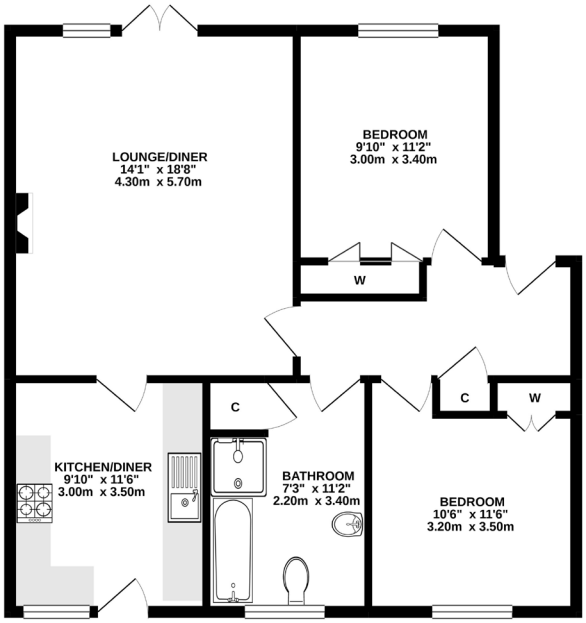
Early viewing is highly recommended to appreciate the quality, space and excellent location of this desirable apartment.

Features

- Hallway
- Bright and spacious lounge/ diner
- Breakfasting Kitchen
- Two Double Bedrooms
- Recently fitted shower room
- Communal Gardens
- Gas central heating
- Double glazing
- Secure door entry system
- Residents' and visitor parking
- EPC Rating C

Offers Over £230,000

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 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. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.