lindsays | for moving home

property.lindsays.co.uk



18 West Queen Street,
Broughty Ferry, DD5 1AR







Modern & Spacious Two-Bedroom Apartment in the Heart of Broughty Ferry

2 Bed | 2 Bath | 1 Reception

Forming part of the former Broughty Ferry Hotel, which has been thoughtfully converted into just eight residential apartments, this impressive ground floor corner apartment offers stylish contemporary living within one of Dundee's most sought-after coastal suburbs. Occupying a desirable corner position within the development, the property enjoys excellent privacy, generous accommodation and a unique blend of character and modern design.

The accommodation comprises a welcoming hallway with useful storage, a convenient WC with additional storage cupboard, and a bright open-plan kitchen and lounge designed for modern living. The contemporary kitchen is fitted with marble worktops, a breakfast bar and integrated appliances, while the spacious lounge provides an ideal setting for both relaxing and entertaining.

A separate utility room offers further practicality and includes a freestanding washing machine and freezer, both of which are included within the sale.

There are two generously proportioned double bedrooms, each benefiting from built-in wardrobes and its own spacious en-suite shower room, creating excellent comfort and privacy for residents and guests alike.

A unique feature of the property is the private storeroom located beneath the building within what was formerly the hotel's swimming pool area. Complete with electricity, it provides valuable additional storage space rarely found in apartment living.

Externally, the property enjoys a small enclosed courtyard, perfect for outdoor seating and enjoying the summer months.

Further benefits include gas central heating, double glazing, secure entry and an allocated parking space. The current factoring costs are £101 pcm.

Situated in the heart of ever-popular Broughty Ferry, the apartment is within easy reach of an excellent range of local shops, cafés, restaurants, bars, the beachfront and excellent transport links, making it an ideal purchase for professionals, downsizers, first-time buyers or those seeking a lock-and-leave lifestyle by the coast.

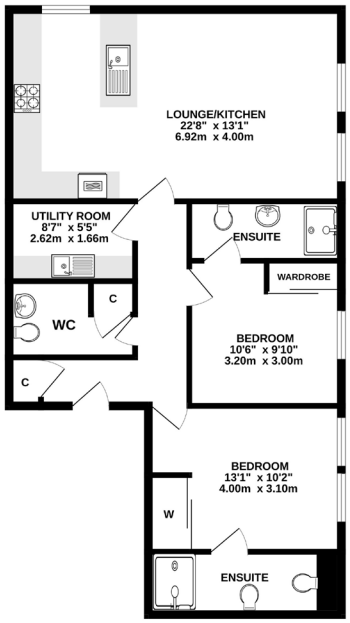
Early viewing is highly recommended to appreciate the quality, space and unique character of this exceptional home.

Offers Over £265,000

Features

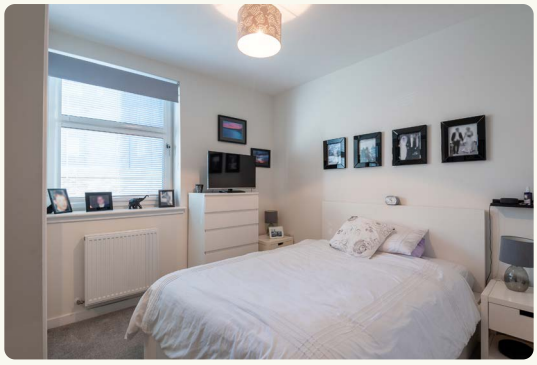
- Hallway
- WC
- Kitchen/Lounge
- Utility
- Two Double Bedrooms with Ensuite
- Storeroom
- Garden
- Double Glazing
- Gas Central Heating
- Secure Entry
- Allocated Parking
- EPC Rating B

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.
Made with Metropix ©2026







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.