



**KIM BARCLAY**

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**6 CROSS STREET, BROUGHTY FERRY, DUNDEE, DD5 2DY**

This spacious two bedroom first floor flat lies in a purpose built cul-de-sac development lying just north of Brook Street in the Centre of Broughty Ferry. The subjects have access to a communal close with a security entry system at the main door and carpeted stairs. The flat has an open aspect to the front and rear and is double glazed with electric storage heating. This spacious flat would benefit from a degree of modernisation but offers fabulous accommodation with both the bathroom and an en-suite in the larger bedroom along with a spacious dining kitchen and sitting room.

The property lies within easy walking distance of Broughty Ferry Centre with all the shops and amenities and close to the Shore and Beach.

Viewing of the property is highly recommended to appreciate the subjects on offer.

The accommodation comprises:-

**HALL, SITTING ROOM, DINING KITCHEN, 2 BEDROOMS (MASTER EN-SUITE), BATHROOM**

**VIEWING : TELEPHONE 07806 771785 or CONTACT SOLICITORS**

**PRICE : OFFERS OVER £150,000**

**HOME REPORT VALUATION £165,000**



**Partner: Kim Barclay LLB, Dip, L.P., N.P**

**6 Cross Street, Broughty Ferry, Dundee, DD5 2DY**

**ACCOMMODATION :**

**HALL**

5.93m (19'5") x 1.06m (3'5") at narrowest. Large double doored full length cupboard with shelves and hanging rail. Second shelved cupboard housing the hot water tank.

**SITTING ROOM**

4.84m (15'10") x 4.25m (13'11") approx. Two windows overlooking the front of the property. Fitted carpet. Fire surround. Storage heater.

**DINING KITCHEN**

3.90m (12'9") x 2.55m (8'4") approx. Floor standing and wall mounted units. Electric oven with hob and extractor hood. Space for washing machine. Stainless steel sink and drainer. Space for fridge freezer.

**BEDROOM 1**

3.25m (10'7") x 2.96m (9'8") approx. Full wall of mirror doored wardrobes. Wall mounted electric slim line heater. Double glazed windows overlooking the front of the property.

**EN-SUITE SHOWER ROOM**

2.36m (7'8") x 1.91m (6'3") approx. Shower cubicle with Instant electric shower. W.C. and wash hand basin in vanity unit with mirror above. Tiled behind vanity unit. Wall mounted Dimplex heater.

**BEDROOM 2**

2.86m (9'4") x 4.06m (13'3") approx. Double built in mirror doored wardrobe. Windows overlooking the rear of the property. Fitted carpet. Slim line wall mounted heater.

**BATHROOM**

2.55m (8'4") x 1.85m (6') approx. Fully tiled bathroom with bath, W.C. and wash hand basin. Wall mounted Dimplex heater.

**EXTERNALLY**

Communal drying area to the rear.

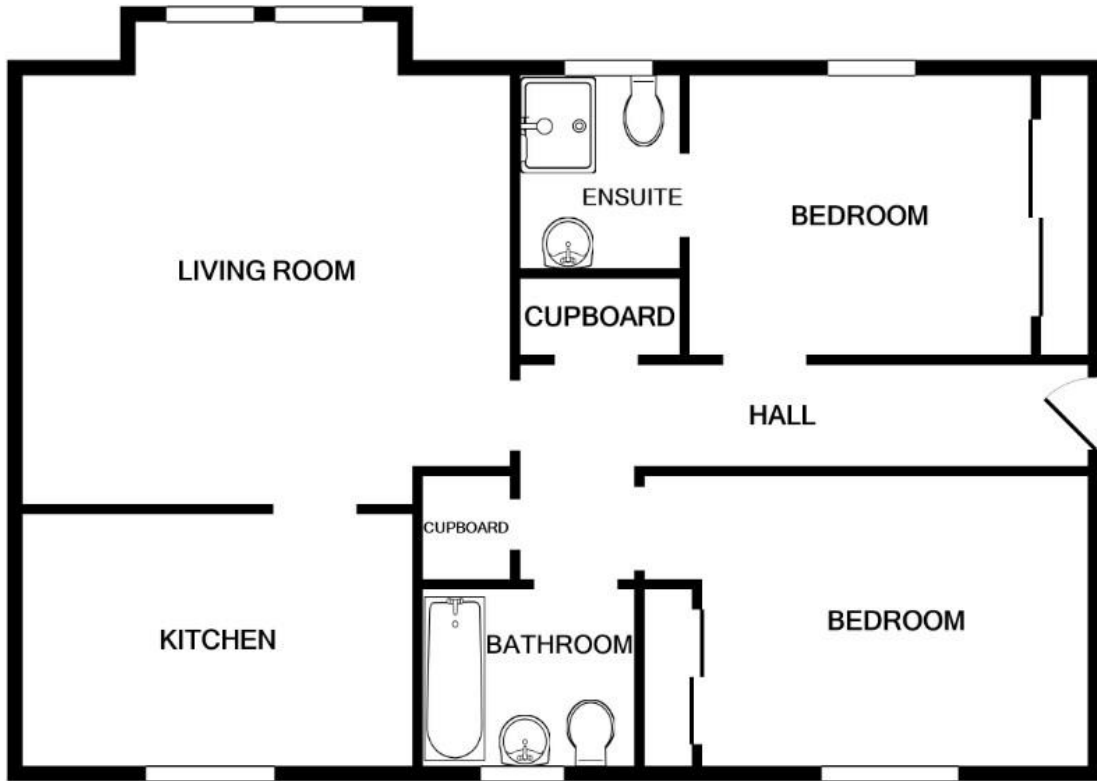
EPC Rating C

**Your attention is drawn to the terms of the Home Report which is available for the property by contacting this office.**



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**WHILST THE ABOVE PARTICULARS ARE BELIEVED TO BE CORRECT THEY ARE NOT GUARANTEED BY THE SELLERS OR THE AGENTS AND DO NOT FORM PART OF AN OFFER OR A CONTRACT**



