

Connelly Yeoman



**95 ST VINCENT STREET,
BROUGHTY FERRY, DD5 2EZ**

**GROUND FLOOR
APARTMENT**



- Spacious Ground Floor Apartment with Private front and rear doors.
- Within a popular residential area close to Broughty Ferry Esplanade.
 - Gas Central Heating and Double Glazing.
 - Mutual, neatly laid out rear garden with shed.



OFFERS OVER
£140,000

Property Description

This lovely bright and airy generously proportioned one bedroom GROUND FLOOR APARTMENT has private front and rear access doors and is ideally situated within a desirable residential area and within a short walking distance to the town centre and Broughty Ferry Esplanade. The property has been well maintained and enjoys the benefits of a relatively new Gas Central Heating boiler with new radiators, double glazing and the current owners carried out a damp proof course 2024. This delightful apartment has ample storage and comprises of a spacious lounge, dining kitchen, double bedroom and bathroom. The enclosed mutual rear gardens area neatly laid out and the apartment has its own wooden shed. All carpets, floor coverings, window blinds and light fitments to be included in sale.

ACCOMMODATION: HALLWAY, LOUNGE, DINING KITCHEN, UTILITY BEDROOM, BATHROOM.

ENTRANCE HALLWAY:

A private entrance door leads into a vestibule with cupboard housing the Electric meter and glass panelled door leading into the hallway with new radiator, large walk in shelved and hanging cloaks cupboard. Original Cornice features and access into the lounge.

LOUNGE:

Approx. 15'2 x 17'3. this front facing room has a shelved alcove with storage, lovely original cornicing, new radiator and ample room for furnishings.

DINING KITCHEN:

Approx. 15'6 x 15'8. This large room overlooks the rear garden and has a newly installed kitchen with modern base and wall units, work surfaces incorporating stainless steel sink with a mixer tap, electric oven, gas hob and stainless steel splashback. Worcester wall mounted boiler and plumbed space for a washing machine, shelved larder and linen cupboards and ample overhead storage areas, new radiator. Access to a rear hallway with a utility area with plumbing space for appliances and a new double glazed window and door to the enclosed garden.



BEDROOM:

Approx. 12'6 x 14'2. A lovely spacious double bedroom with ample room for furnishings, a radiator and overlooks the rear garden. Wardrobe to be included in sale.

BATHROOM:

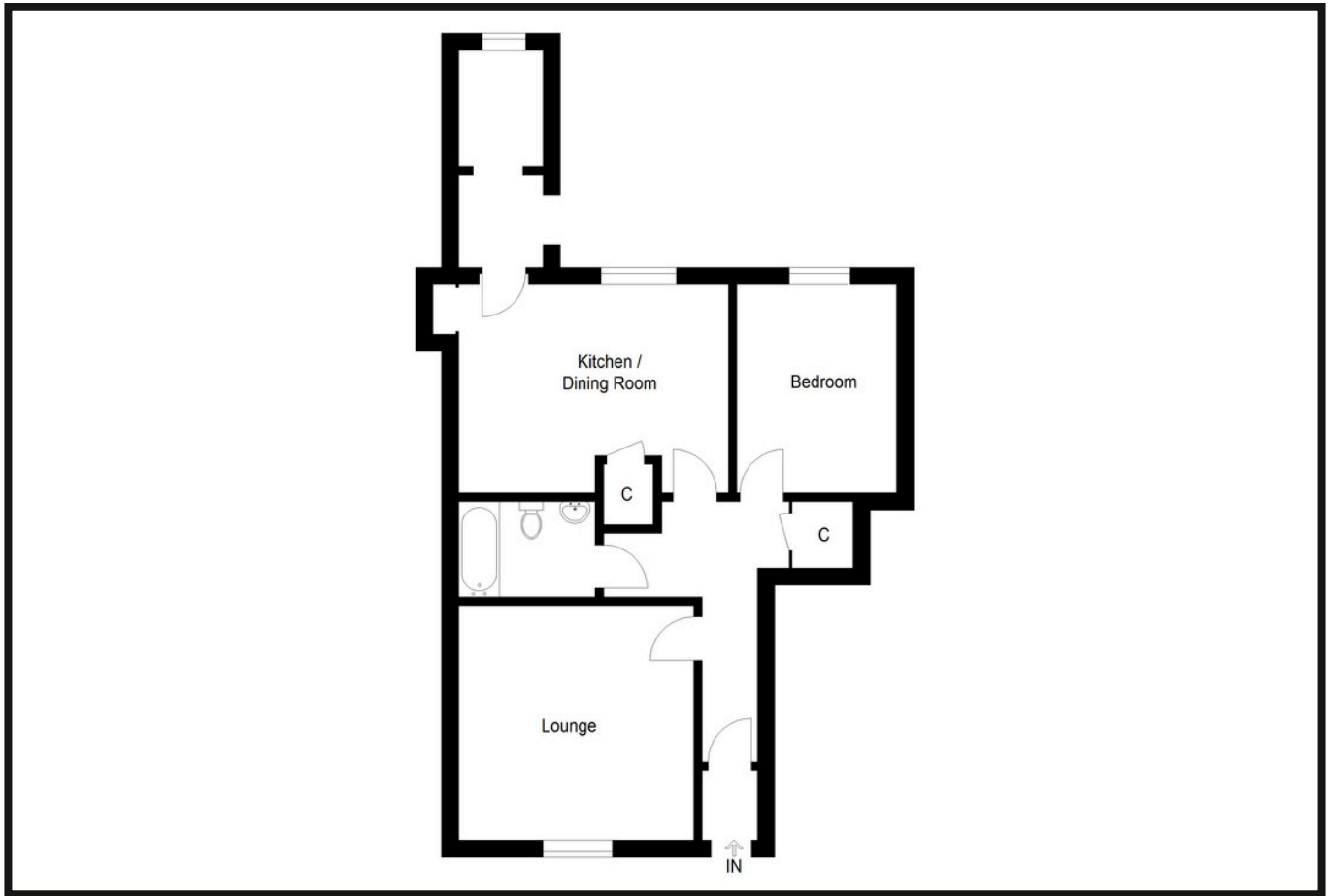
Approx. 7'7 x 6'6. Wash hand basin, WC and bath with an over the bath shower and finished with neutral tiling, extractor fan, new radiator and heated towel rail.

GARDEN:

The mutual rear garden is enclosed, very neatly laid out and would not require much maintenance. There are stone chipped and seating areas, a drying green and the apartment has its own private wooden shed.



Property Professionals



These particulars are intended to give a fair description to assist a proposed purchaser when viewing a property, but their accuracy is not guaranteed and they shall not form part of any offer or contract. They are not to be treated as representations or warranties nor do they make or give any representation or warranty whatsoever.

**Connelly
Yeoman**

tspc

Connect with us

