

# Connelly Yeoman



**166c LONG LANE  
BROUGHTY FERRY DD5 2EF**

**FIRST FLOOR FLAT**



- Bright and spacious 1 Bedroom First Floor Flat
- Located within a popular area minutes' walk to central Broughty Ferry amenities
  - Electric Heating and Double Glazing, intercom entry system
  - Mutual Drying Green to the rear of the building



OFFERS OVER  
**£100,000**

# Property Description

This bright and airy one bedroom FIRST FLOOR FLAT forms part of a larger, stone-built building of similar flatted properties and is ideally situated within a very popular area of Broughty Ferry, within easy walking distance of the bustling Ferry amenities and services. In particular, Broughty Ferry boasts many local and national shops, local cafes and restaurants, public houses, takeaway outlets, good public transport routes, main east coast Railway station and of course the ever popular seafront and coastal areas. This well positioned Flat offers deceptively spacious accommodation and enjoys the benefit of electric heating and double glazing. Externally, there is a mutual entrance close and staircase leading up to the Flat (intercom entry system in operation). Located to the rear of the property is a mutual drying green area, set out with clothes drying poles. Overall, this property will suit a variety of buyers, perhaps making for a good First Time Buy.

**ACCOMMODATION COMPRISING: ENTRANCE HALLWAY, KITCHEN, LOUNGE, BEDROOM, BATHROOM.**

## **ENTRANCE HALLWAY:**

Enter into the property via the main entrance door into the Hallway, which has fitted carpeting and there is a useful built-in storage cupboard, ideal for storage and housing the hot water tank. Top box cupboard housing the electrics.

## **KITCHEN:**

Approx. 14'10 x 5'4. A galley-style Kitchen which is fitted with a range of base and wall mounted storage units, co-ordinating worktop surfaces and a ceramic sink with mixer tap. **Free-standing Electric Cooker which is included in the sale, NO WARRANTIES GIVEN THEREON.** Plumbing and space for automatic washing machine; space for fridge/freezer, etc. Front-facing window.

## **LOUNGE:**

Approx. 12' x 13'3. A well proportioned Lounge, with a front-facing window, fitted carpeting, neutral decor and an Electric panel heater.



**BEDROOM:**

Approx. 10'1 x 10'8. Spacious bedroom with a rear-facing window, fitted carpet and a built-in wardrobe with sliding mirror doors. Electric wall heater.

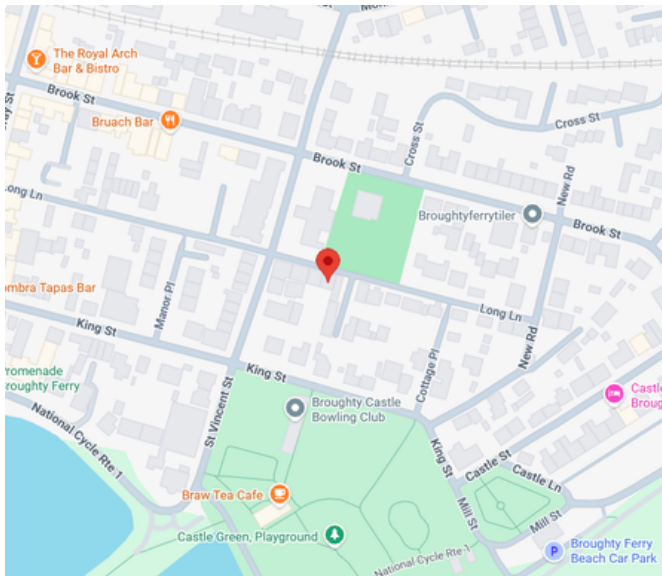
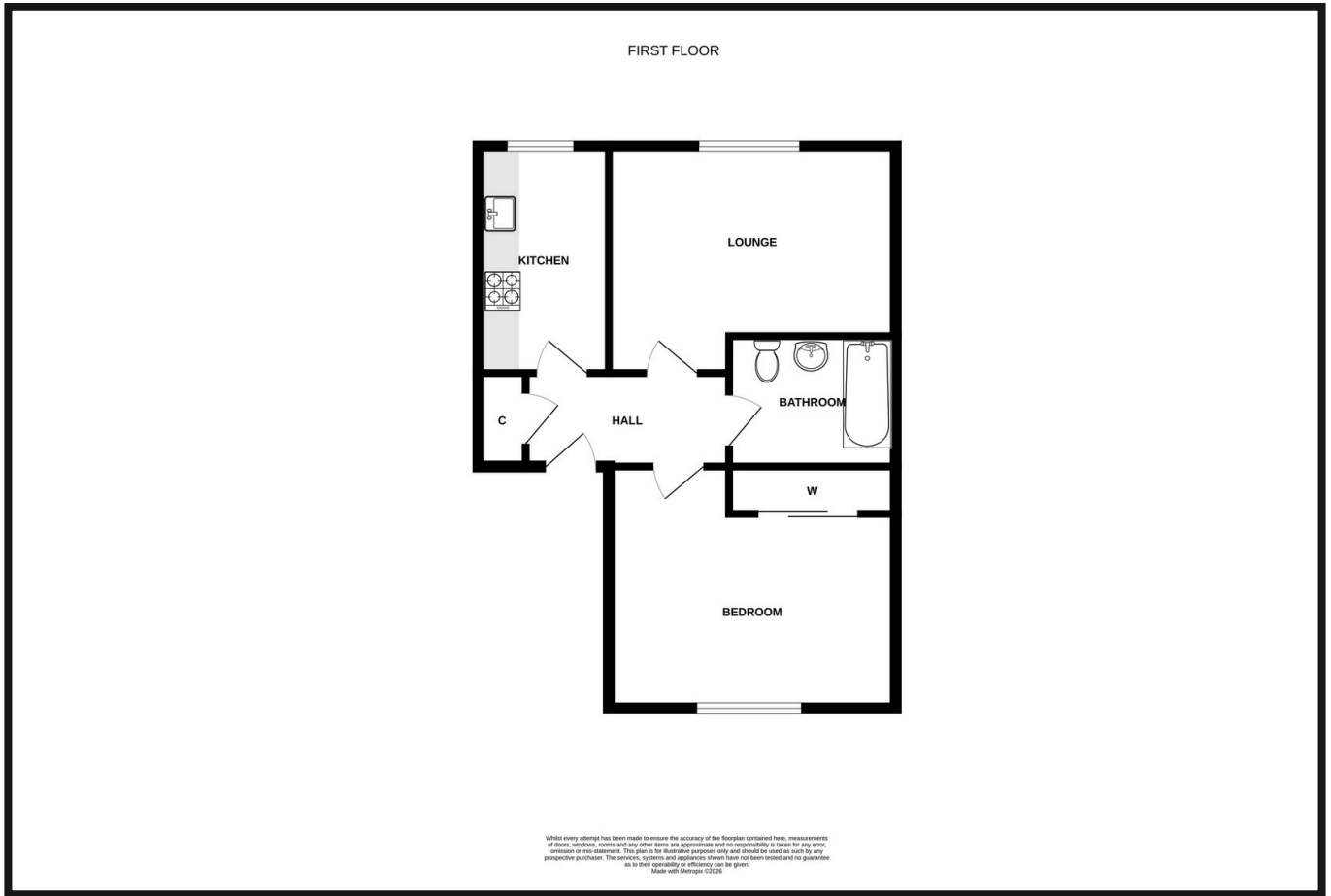
**BATHROOM:**

Approx. 6'6 x 5'6. Comprising a three piece coloured bathroom suite with an Electric shower over the bath. Full wall tiling. Ceiling spotlights. Vinyl flooring.

**GARDEN:** Located to the rear of the building is a communal drying green area with clothes drying poles.



# 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.

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