

# Connelly Yeoman



**4A RERES ROAD, BROUGHTY FERRY  
DUNDEE, DD5 2QA**

**GROUND FLOOR  
APARTMENT**



- Spacious and well presented Ground Floor Apartment boasting fine period features
- Ideally located in a very sought residential area within easy reach of central Broughty Ferry
- Gas Fired Central Heating (partial underfloor heating), Double Glazing, ample storage
- Lovely Private Gardens and Off-Street Car Parking



OFFERS OVER  
**£170,000**

# Property Description

This attractive and well presented GROUND FLOOR APARTMENT forms the lower part of a substantial stone-built property which is situated in a most sought after residential area of Broughty Ferry. within easy reach of central amenities and services that Broughty Ferry has to offer, including a wide array of local bespoke and national shops, cafes, eateries, takeaways and restaurants, public houses and of course the ever popular sea-front promenade, coastal trails and harbour area. The "Ferry" has good transport links into the city of Dundee, with a public bus service and the main East coast railway station for further afield. This property is full of charm and lovely period features have been retained, there are spacious rooms, consisting of an Entrance Sunroom with patio doors to the rear garden, Hallway with ample storage, a lovely large Lounge, Kitchen, one Bedroom with storage and a Bathroom. The property has Gas fired central heating (with additional underfloor heating in the Hallway) and there are the benefits of Double glazing.

Outside space includes a communal driveway to the front with parking for the Apartment. A gate gives access to the lovely private garden at the side and front of the property with different zones; a sunny deck area to the side and a patio area to the front with additional seating area; an Astro Turf lawn is bordered with flower beds and a clothes drying area.

Early viewing is recommended to fully appreciate this attractive Apartment, both inside and out.

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

**ENTRANCE SUNROOM:** Approx. 13'6 x 8'7. A front door leads in the Sun Room, and there are rear patio doors into the garden. Oak flooring with under-floor heating and access into the Hallway.

**INNER HALLWAY:** A beautiful, spacious and welcoming Hallway with lovely period features including high ceilings and ornate ceiling cornice; triple mirrored storage wardrobe space with overhead storage and there is also a large walk-in storage cupboard measuring approx. 5'7 x 4' offering excellent additional storage.

**LOUNGE:** Approx. 15' x 17'3. A lovely spacious Lounge boasting period features including high ceilings and ornate ceiling cornice; there is a front facing window overlooking the garden; feature focal point marble fireplace and hearth incorporating an Electric Fire with wooden fire surround. Two CH Radiators.

**BEDROOM:** Approx. 8' x 15'7. The Bedroom is a good size, with a front-facing window and there is a large wardrobe fitment which will be included in the sale. CH Radiator.



**KITCHEN:** Approx. 8'7 x 8'8. A well proportioned Kitchen, fitted with base and wall units, work surface incorporating a stainless steel sink; Built-in Electric Oven and Hob; plumbing and space for an automatic washing machine; there is an additional area where there is a large larder cupboard; and space for fridge/freezer. CH Radiator. Rear-facing window.

**BATHROOM:** Approx. 8'1 x 8'5. Comprising a three piece bathroom suite; a vanity unit housing the wash-hand basin and WC; bath with an over the bath shower; walls finished in modern wet wall panels and tiling to dado height; CH Radiator; side-facing opaque window allows for natural light and ventilation.

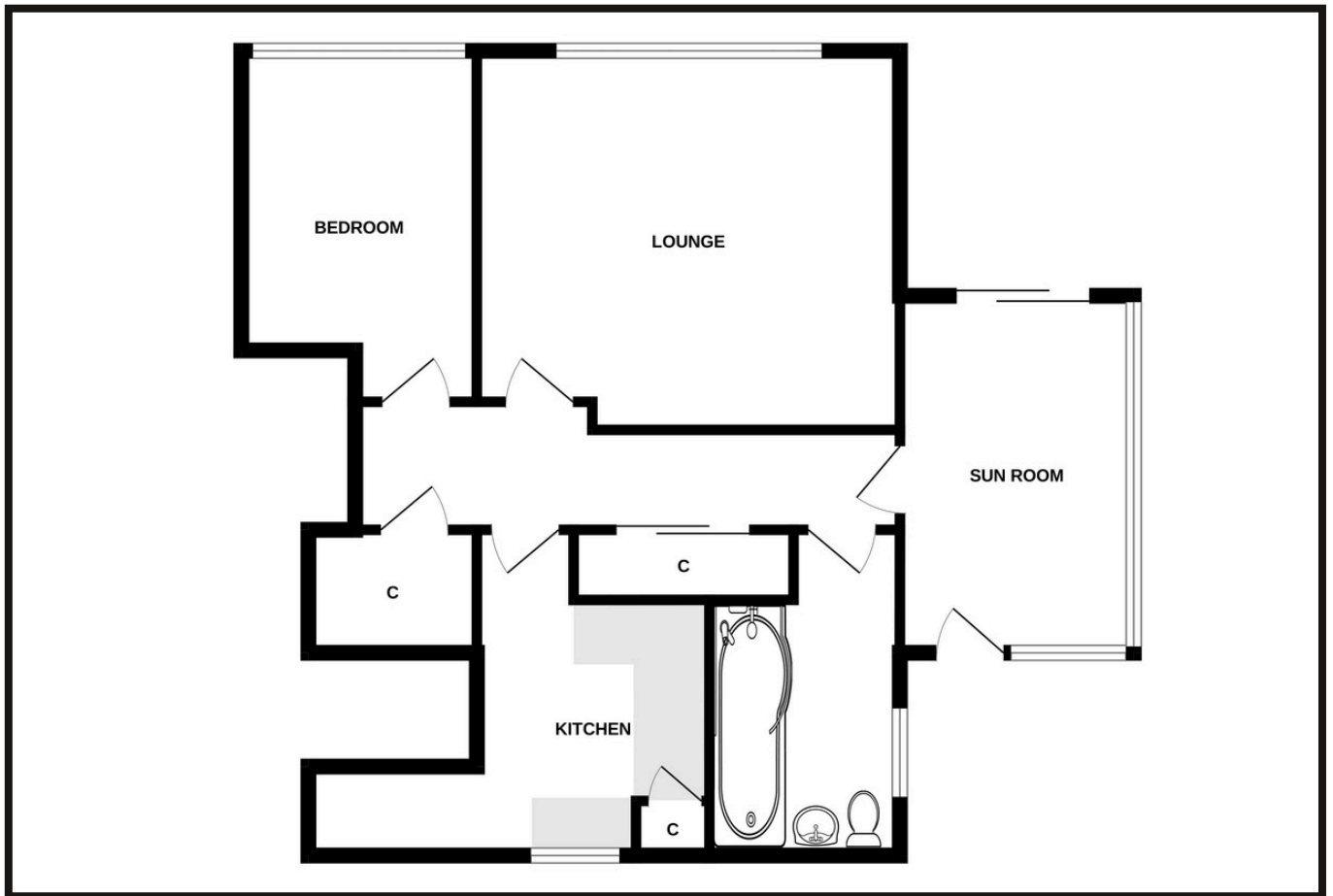
**GARDENS & DRIVEWAY:** Outside space includes a communal driveway to the front with parking for the Apartment.

A gate gives access to the lovely private garden at the side and front of the property with different zones; a sunny deck area to the side and a patio area to the front with additional seating area; an Astro Turf lawn is bordered with flower beds and a clothes drying area.

The wooden shed will be included in the sale.



# 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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