



20c Castleroy Road,
Broughty Ferry DD5 2LQ

Offers Over £90,000

- Ground Floor Flat
- Cul-de-sac
- Central Ferry Location
- Private allocated parking
- Lounge & Kitchen
- Bedroom & bathroom
- Ideal first time buy or Buy to Let Investment
- EPC Rating E



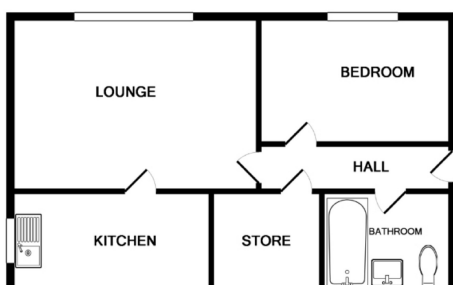
Immaculate ground floor apartment situated in well maintained block of four in quiet cul de sac in sought after central Broughty Ferry.

The property is located close to a range of amenities including shops, local parks and main bus route into City Centre. Central Broughty Ferry with its many amenities including boutiques, bars, restaurants, shopping and beach front is within walking distance.

The subjects are in excellent decorative order throughout having been recently redecorated and benefit from well proportioned rooms, electric heating, recently double glazing, The accommodation comprises well maintained residents stairwell, entrance hall to the flat with large storage cupboard off, lounge, modern kitchen and fully fitted bathroom with a good sized double bedroom completing the apartment.

Externally there are well kept mutual gardens and drying green and allocated residents parking space. EPC - E

Lounge	13'1 x 10'6	(3.99m x 3.20m)
Kitchen	8'7 x 5'10	(2.62m x 1.78m)
Bathroom	6'2 x 5'6	(1.88m x 1.68m)
Bedroom	11'1 x 8'10	(3.38m x 2.69m)



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