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90b Monifieth Road
| Broughty Ferry | DD5 2SH



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Offers Over £169,500

Excellent opportunity to purchase this freshly decorated and well-presented main door upper apartment located within central Broughty Ferry. The property is ideally placed for: Orchar Park, beach, shops, cafés, supermarkets, train station commuter bus routes, primary and secondary schooling. There is also straight forward access into nearby Dundee and Monifieth.

Forming an upper level of a divided mansion house this attractive dwelling comprises: hallway, lounge with focal gas fire, modern fitted kitchen, bathroom, two double bedrooms having either fitted wardrobes or walk in dressing area. The impressive list of attributes includes: gas fired heating, fitted carpets, part UPVC and sealed unit double glazing, wood panelled interior doors, integrated oven and hob.

Externally there is the attraction of a single garage, useful store, large lawn and drying area. The layout and access to this property will make it ideal to: family, professional and downsizing purchasers making early viewing essential.



- HR Valuation £180,000

- Upper Main Door Apartment

- Central Location

- Lounge; Fitted Kitchen

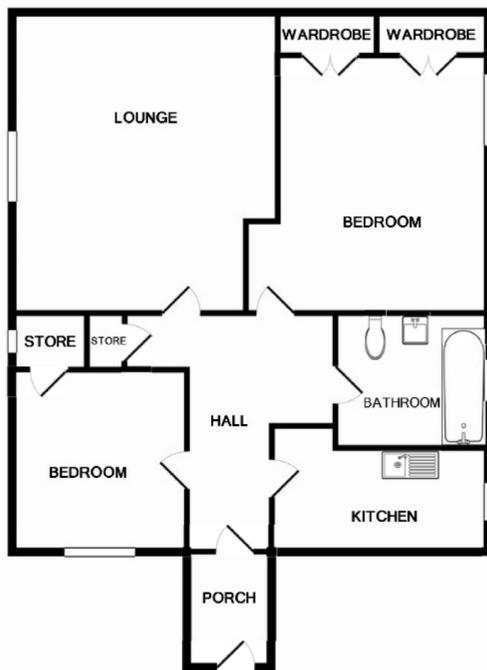
- Bathroom

- Two Double Bedrooms

- Dressing Area

- Garage; Store; Garden





Lounge	18'0 x 14'0	5.49m x 4.27m
Kitchen	9'10 x 7'8	3.00m x 2.34m
Bathroom	7'5 x 5'5	2.26m x 1.65m
Bedroom 1	12'0 x 11'9	3.66m x 3.58m
Bedroom 2	11'0 x 9'10	3.35m x 3.00m
Dressing Area	4'7 x 3'6	1.40m x 1.07m

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