



Shepherds

Solicitors Estate Agents

21 Dock Street
Dundee, DD1 3DP
Telephone: 01382 322781
Fax: 01382 202394
LP 51 Dundee

PETER B. SHEPHERD, LL.B., N.P.

www.shepherds-solicitor.co.uk
reception@shepherds-solicitor.co.uk

**BROUGHTY FERRY, DUNDEE, DD5 2AS
87F LONG LANE
(TOP FLOOR FLAT)**



OFFERS OVER £135,000

Accommodation

Entrance Hall
Lounge
Kitchen

2 Double Bedrooms fitted w/robes in both

Bathroom
Gas Central Heating
Double Glazing

Mutual Drying Green to Rear

Viewing: For appointment to view telephone Shepherds (01382) 322781

EPC – C

HOME REPORT AVAILABLE: <http://homereport.g-s.co.uk> reference – 2017/09/0130
Enquirers will require to register/login to the above website to obtain the Home Report.

Interested parties are referred to the Home Report containing survey and other particulars of the Property.

Ideally located in central Broughty Ferry. The property is a good size and is presented in bright condition with good natural light. Large lounge, kitchen, bathroom and two double bedrooms. Décor is neutral colours and with a modest amount of décor & upgrading will provide a beautiful flat for a variety of purchasers including investors. Gas central heating, combi boiler and double glazing. Mutual gardens to the rear. All local amenities and transport links close at hand.

Accommodation

Lounge (13'10" x 10'5")

Front facing lounge with sunny aspect. The room is carpeted and features a wooden fireplace along with a large storage cupboard.



Kitchen (12'2" x 8'10")

Kitchen located to the rear of the property with space for dining area. There are ample base and high level units with complementary work surfaces. Plenty space for white goods. Full height storage cupboard.



Bathroom (8'7" x 4'9")

It is good to see that the current owners have retained the bath whilst adding the functionality of a shower over. The 3 piece bathroom suite comprises wash hand basin, WC and bath with shower over and shower screen. It is a bright room featuring natural lighting from the rear facing window.

Bathroom

(8'7" x 4'9")



Bedroom 1

(13'2" x 12'5")

The larger of the two bedrooms is located to the front of the property and offers good sized space for furniture. The room is carpeted and features a fitted wardrobe.



Bedroom 2

(11'5" x 10'4")

The second bedroom is a good sized double room which overlooks the rear gardens. Fitted wardrobe.



External

To the rear of the property is the mutual drying green with traditional clothes poles.

