



5 Brochtie Court, 52 Fort Street, Broughty Ferry, DD5 2AB
OFFERS OVER £125,000





Only a short walk from Broughty Ferry Beach and close to all the amenities of this picturesque seaside town, this is a bright and well-proportioned one-bedroom apartment with garage. Approached via a shared landscaped courtyard, the front door opens into a welcoming hallway with a neutral décor and carpeting that leads you into a spacious south-facing carpeted lounge. Offering a front aspect this light-filled room features a focal stone mantelpiece and a warm interior design. Its generous footprint allows for a flexible furniture configuration. Conveniently located next to the lounge is a well-laid-out kitchen with wall and floor units in a natural tone, splashback, light brown vinyl worktops, and freestanding appliances including a gas hob and oven.



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Returning to the hallway, the appealing south-facing double bedroom has two built-in mirrored wardrobes plus vanity, carpeting, and a soft colour palette. Completing the accommodation is a good-sized bathroom with a WC, washbasin, and bath with a wall-mounted electric shower. The property enjoys a warm and comfortable atmosphere thanks to gas central heating and double glazing. Externally the property benefits from a garage and residents' parking.





Four miles east of Dundee, Broughty Ferry known as the “Jewel in Dundee’s Crown” is a sought-after town renowned for its award-winning beach and shoreline dotted with fishermen’s cottages, as well as its historic 15th Century Castle. Along with seaside walks, the nearby beautiful Monikie Country Park is the perfect place to relax or take part in watersports such as windsurfing and kayaking, and the Green Flag Awarded Barnhill Rock Garden and Broughty Ferry Nature Reserve are also very popular. Other outdoor pursuits can be found at Broughty Ferry Tennis Club and Lawn Bowling Club, and it is close to the world-famous Carnoustie and St Andrews golf courses. There are a variety of gyms in and around the area including David Lloyd in Dundee which boasts a swimming pool, state-of-the-art gym, tennis courts, and fitness classes. Bustling bars and renowned restaurants include The Bruach Bar, Urban Beach, and The Ship Inn and Waterfront Restaurant. The Gardyne Theatre is a fantastic spot to enjoy drama, comedy, musical theatre, and more, and there is an Odeon Luxe Cinema in Dundee. The property is ideally situated for daily shopping needs with local convenience stores including a Tesco Express and Marks and Spencer Simply Food within walking distance, and further options in Dundee. There is well-regarded local primary and secondary schooling. Excellent transport links include a regular train service to Dundee and the A92 which connects to Perth, Aberdeen, and Glasgow.

Get in touch



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Video Tour



GROUND FLOOR

5 BROCHTIE COURT, 52 FORT STREET, BROUGHTY FERRY, DD5 2AB
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 524 SQ FT / 49 SQ M
 All measurements and figures including doors and windows are
 approximate and should be independently verified.
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Misrepresentations

The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.