

56c Castle Street

BROUGHTY FERRY, DUNDEE, ANGUS, DD5 2EJ



*THIS PROPERTY IS SUBJECT TO A
BUYER'S PREMIUM*



01382 721 212



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





McEwan Fraser Legal is delighted to present to the market this well-presented and generously proportioned first-floor apartment, ideally located just a short stroll from the local beach. Offering a fantastic opportunity for first-time buyers, holidaymakers, or buy-to-let investors, this charming home combines coastal convenience with comfortable living.

Accessed via the main front entrance, a stairwell leads to the first floor where the apartment begins to reveal its character and space. Upon entry, the welcoming hallway provides access to the kitchen, bathroom, and spacious living room, while stairs ascend to the upper floor. A large storage cupboard is conveniently located off the hallway, perfect for household essentials or seasonal items.

The generously sized living room is flooded with natural light thanks to front-facing UPVC double-glazed windows, making it an inviting space to relax or entertain guests.

To the rear of the property, the kitchen/ breakfast room is well-appointed with ample wall and base units, generous appliance space, and a designated dining area. A large rear-facing window overlooks the communal garden, enhancing the sense of space and connection to the outdoors.

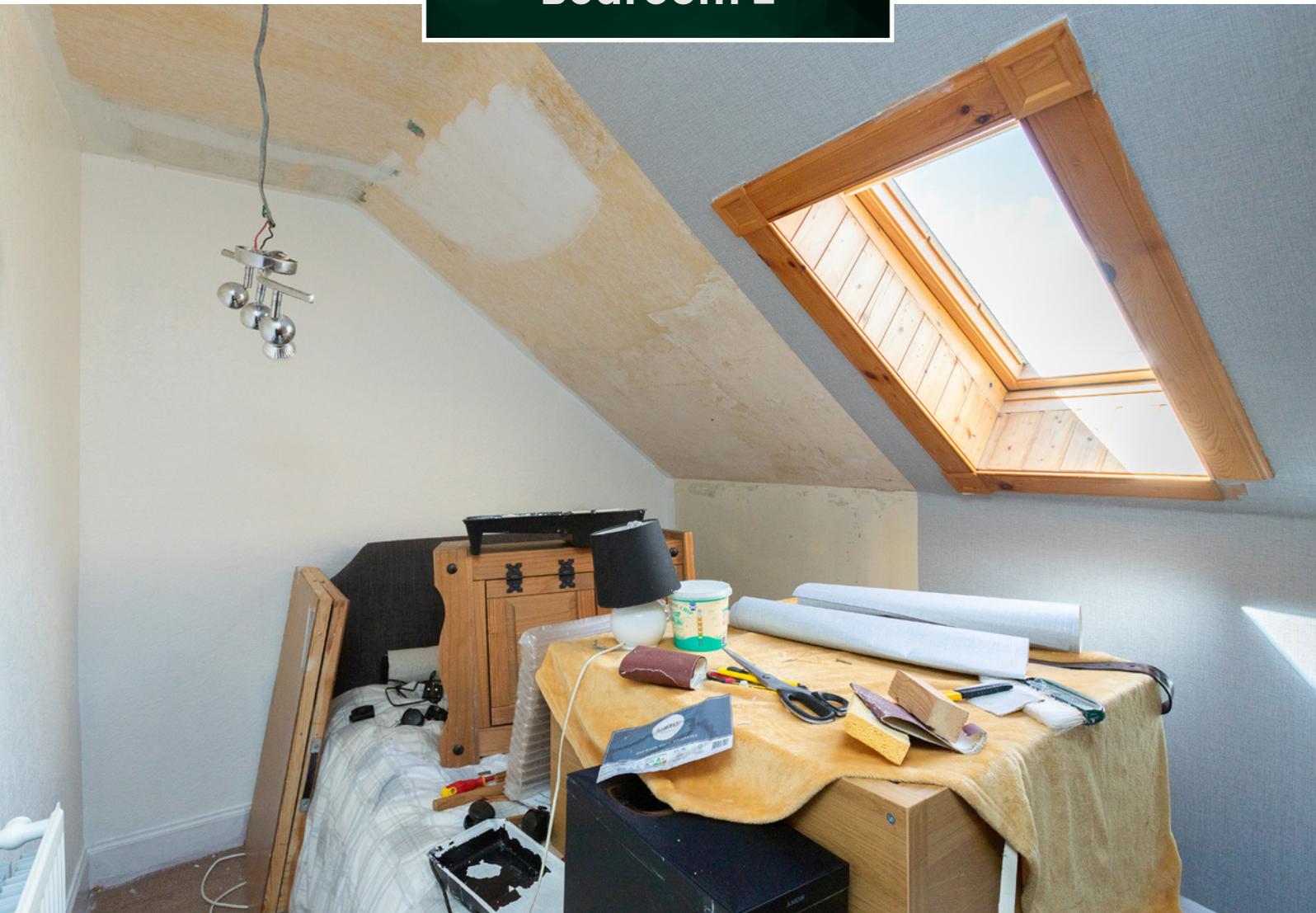


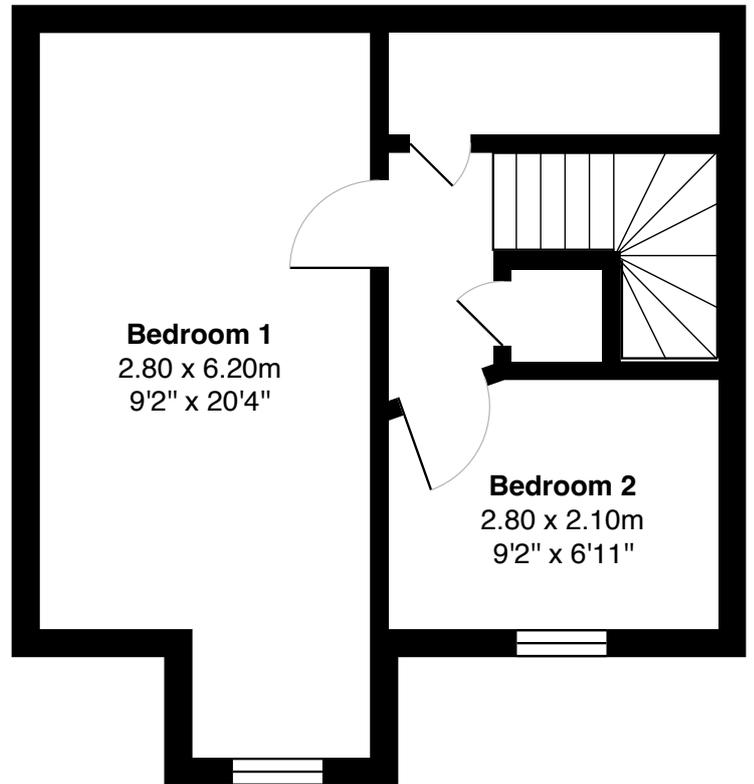
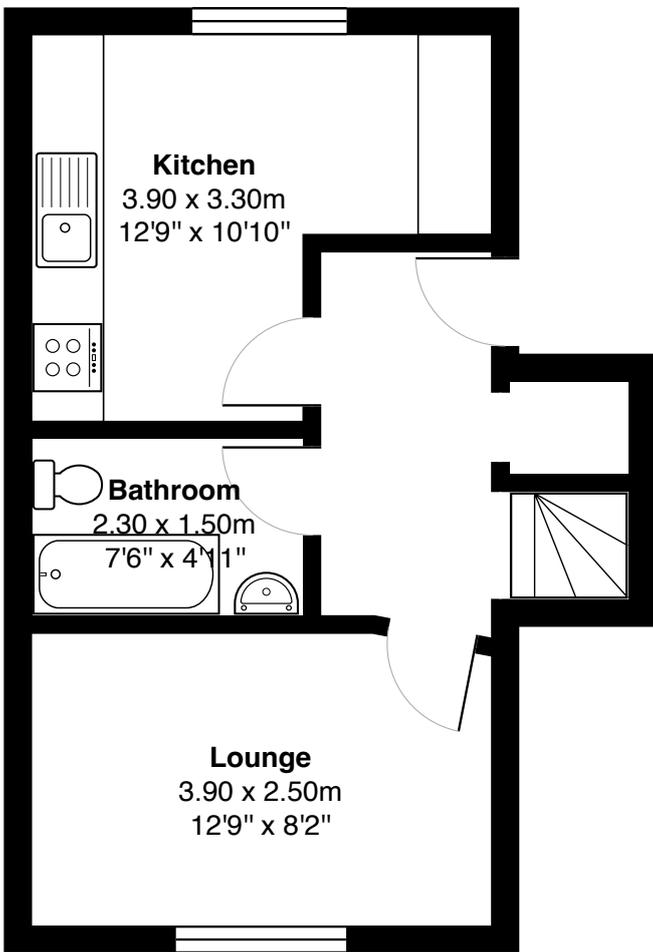
The modern bathroom is fitted with a stylish three-piece suite, offering both practicality and a touch of contemporary comfort. Upstairs, the accommodation continues with two well-proportioned bedrooms. The principal bedroom is a spacious double, while the second room is a large single – ideal for a child’s room, guest room, or home office. A walk-in storage cupboard is also located on this level, cleverly built into the eaves for maximum use of space.





Bedroom 2





Gross internal floor area (m²): 56m²

EPC Rating: D

Buyer's Premium Value: £1995.00



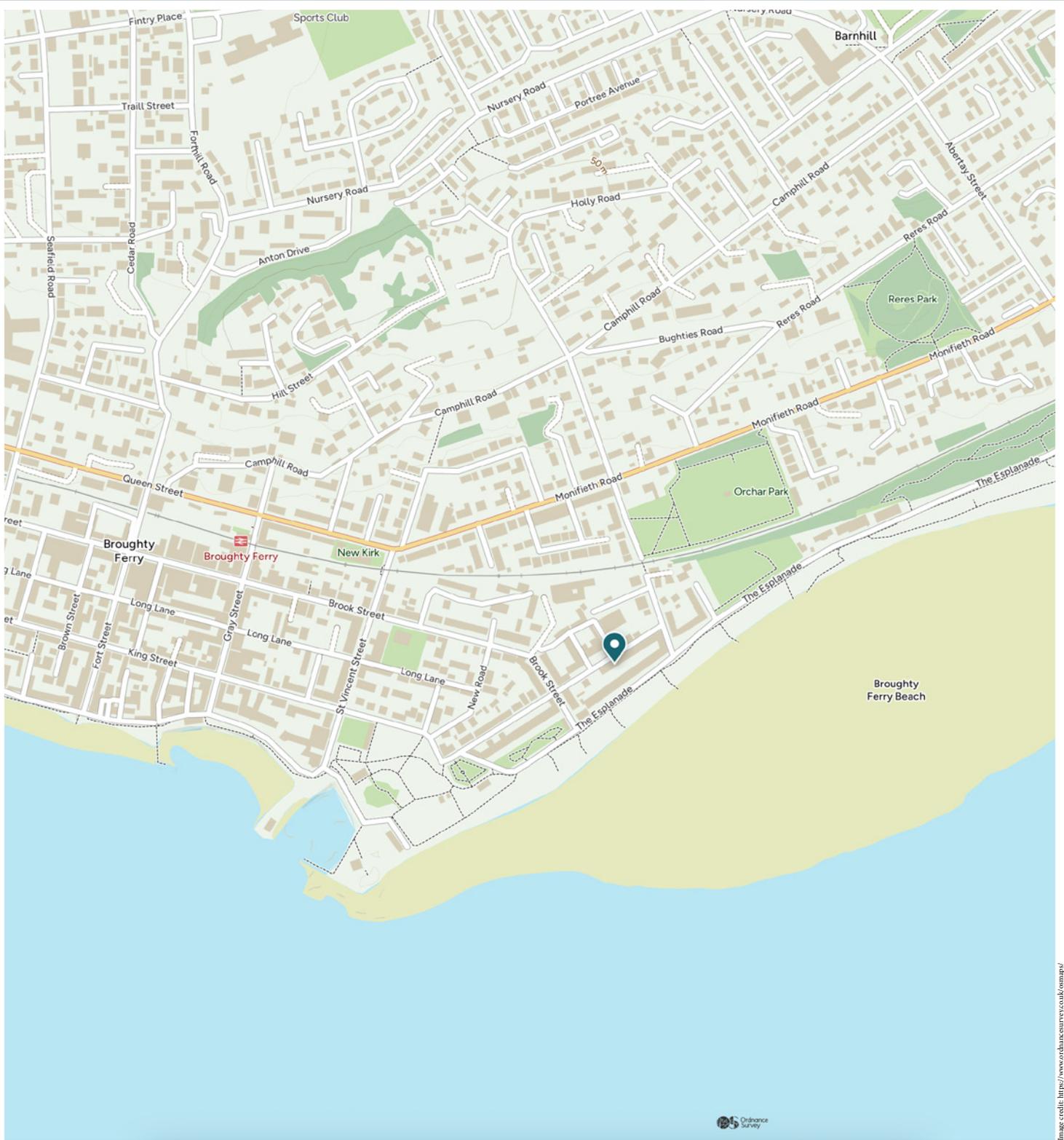
Externally, on-street parking is available to the front of the property, and with the beach just a stone's throw away, the location is ideal for those seeking a peaceful, seaside lifestyle. Early viewing is highly recommended to fully appreciate the space, layout, and location on offer.





Broughty Ferry sits on the eastern side of the City of Dundee, on the shore of the Firth of Tay. There is an abundance of shopping for everyday requirements on hand with a good selection of superstores and supermarkets. There are four primary schools located in Broughty Ferry. They are: Barnhill Primary School, Forthill Primary School, Eastern Primary School and Murroes Primary School in Kellas. The secondary schools are Monifieth High School and Grove Academy. For the sporting enthusiast, Dawson Park boasts a number of fields and facilities. The park has five football pitches, a rugby union pitch, an American football pitch and several athletics facilities. Broughty Ferry is also home to two Bowling Clubs: Broughty BC and Broughty Castle and there are two tennis clubs. There are many attractive trail and coastal walk in and around Broughty Ferry.

The Location



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01382 721 212

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE TIMES



Text and description
JAMES KEET
Surveyor



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.