



**CB**

**28 NURSERY ROAD, BROUGHTY FERRY, DD5 3DU**  
**OFFERS OVER: £125,000**

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**Accommodation Comprises: Vestibule, Entrance Hall, Lounge, Kitchen, Two Bedrooms, Bathroom. External: Communal Garden.**

This is a spacious MAIN DOOR TWO BEDROOM GARDEN APARTMENT which is situated in the sought after area of Broughty Ferry. The property is close to all local amenities including shops, primary and secondary schools, restaurants, cafes and a main bus route to the City Centre. Benefits include double glazing and gas central heating. All floor coverings and window blinds are included in the sale. Early internal viewing is highly recommended.

**ENTRANCE:** -

A UPVC door gives access to the vestibule. There is a glazed door into the hall. Built-in storage cupboard. Carpet. Radiator.

**LOUNGE:** -

Approximately 16'2" x 13'7". This is a good size room which has bay style double glazed windows offering pleasant outlook towards the front garden. Fitted vertical blinds. Carpet. Two radiators.

**KITCHEN:** -

Approximately 10'3" x 8'0". The kitchen has a range of base and wall mounted storage cupboards having contrasting work surfaces. The stainless-steel sink has plumbing connections for a washing machine. There are two double-glazed windows offering pleasant outlook to the side of the property. Fitted roller blind. Vinyl flooring. Radiator.

**BEDROOM 1:** -

Approximately 13'5" x 10'4". This is a good-sized bedroom with two double glazed windows offering pleasant outlook towards the front garden. Fitted wardrobe offering ample hanging space. Carpet. Radiator.

**BEDROOM 2:** -

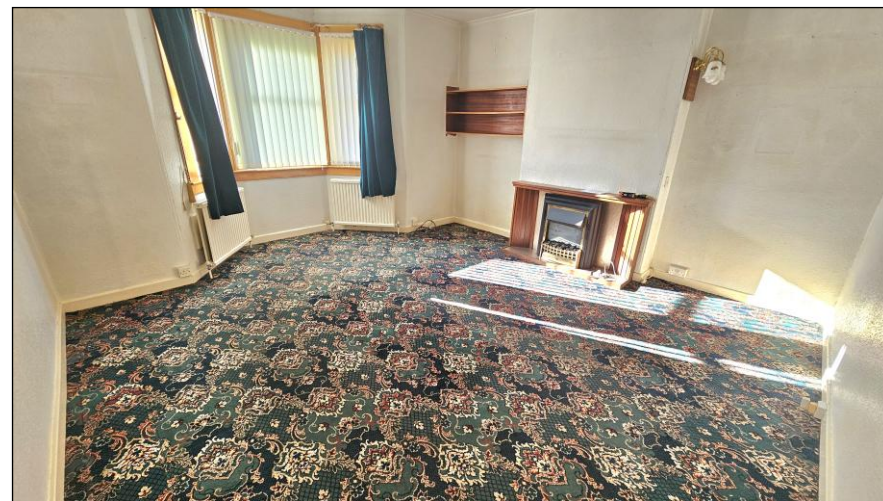
Approximately 12'3" x 10'8". This is a good-sized bedroom with a double-glazed window offering pleasant outlook towards the rear of the property. Carpet. Radiator.

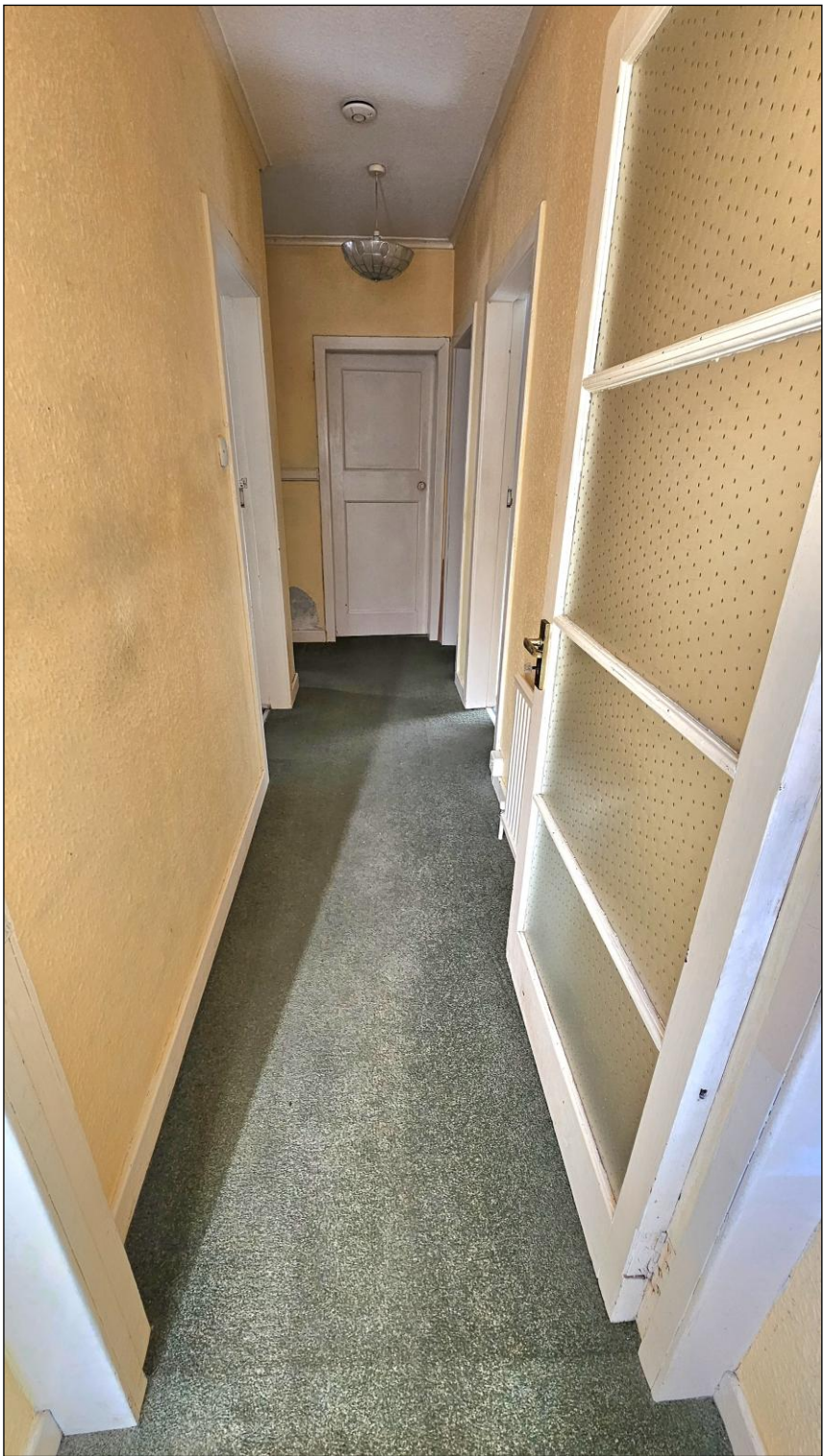
**SHOWER ROOM:** -

This has a three-piece suite which includes a W.C., wash hand basin and shower enclosure with thermostatic shower. Wet wall splashback. Vinyl flooring. Radiator.

**EXTERNAL:** -

There is a private garden to the front of the property with has an area of grass with border shrubs and bushes. To the rear there is a communal drying green and an area of private garden.





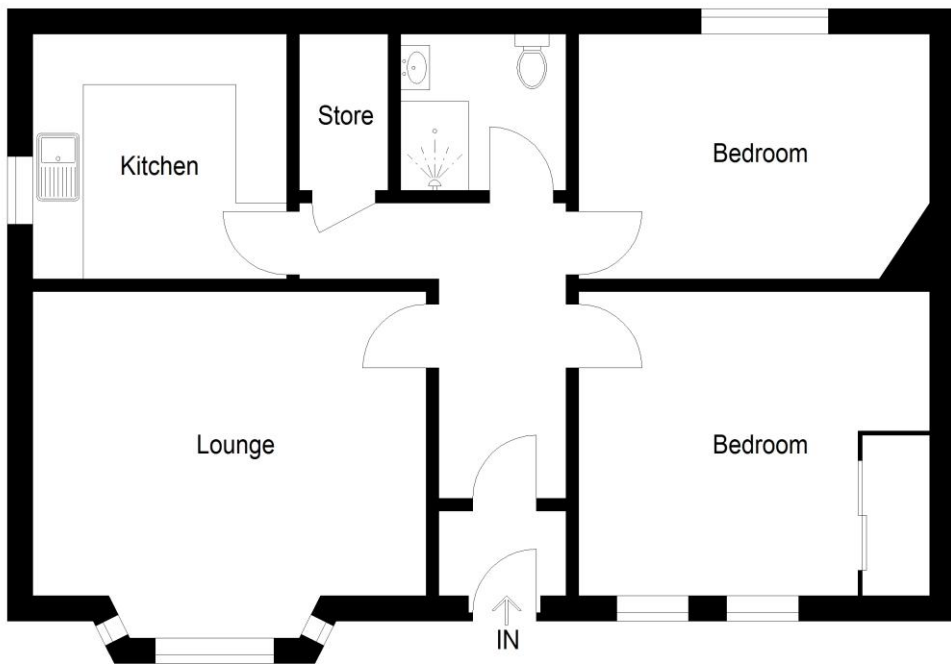


Illustration For Identification Purposes Only. Not To Scale (ID1175631 / Ref:90133)



**Owner:** Clients of Campbell Boath

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**Office Opening Hours:** Monday - Friday 9am - 5pm

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For more details regarding this property and many other properties visit our website  
at [www.campbellboath.com](http://www.campbellboath.com) or telephone our office on 01382 202060.

*Solicitors & Estate Agents*

All measurements have been taken by a sonic tape measure and therefore may be subject to a small margin of error. Whilst the Selling Agents believe the above details to be correct, no warranty can be given and any potential purchaser should satisfy themselves as to the accuracy of.