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Leading Perthshire Estate Agency

79a Church Street, Broughty Ferry, Dundee, DD5 1EU

Offers Over £105,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

79a Church Street, Broughty Ferry, Dundee, DD5 1EU

Many thanks for your interest with 79a Church Street, Broughty Ferry, Dundee, DD5 1EU.

Next Home Estate Agents dedicate themselves to be available when you are, offering an unbeatable service 7 days a week until 9pm.

We have the largest sales team in Perthshire, operating from our 5 offices throughout Perthshire and delivering more sales than any other estate agent.

Not only are we Perthshire's Number 1 choice but we are also local. One of the reasons we know the local markets so well is because we live here. So let us guide you through the selling and buying process.

If you're a first time buyer we have incentives to help get you onto the property ladder - our consultants can advise you through the whole process.

We offer free, no obligation mortgage advice to all our buyers.

If you have a property to sell, contact us to arrange a valuation. We are renowned in getting our customers moving quicker and at a higher price than our competitors. Put us to the test and get your free valuation today, call 01738 444342.

If you would like to be kept informed of other great properties like this one please register on our hot buyers list, where we will email you of new property listings and property open days.

About the Area

The popular seaside town of Broughty Ferry lies to the East of Dundee and has a range of local shops and amenities together with several cafes, restaurants and bars.

There is a railway station linking to Dundee, Edinburgh, Glasgow and Aberdeen. Public transport is regular and close at hand. Within the town there are many attractions including Broughty Ferry Castle, the Castle Green park and beachfront walks.

There are primary and secondary schools nearby, and further facilities can be found in Dundee.



Property Summary

Next Home are delighted to bring to the market this well-proportioned one-bedroom ground floor apartment, ideally located within the sought-after area of Broughty Ferry.

The accommodation comprises a spacious and bright lounge, offering ample room for a range of free-standing furniture.

The kitchen is well laid out with good storage and workspace. The double bedroom benefits from built-in storage, while a bathroom completes the internal accommodation.

Externally, the property enjoys the advantage of a private garden to the rear—ideal for outdoor relaxation—as well as access to a communal garden area.

A fantastic opportunity for first-time buyers, downsizers or investors, set within a desirable location close to local amenities and transport links.



Key property features

- ✓ Ideal for first time buyers
- ✓ Chain free
- ✓ Well presented
- ✓ Spacious Lounge
- ✓ Close to local amenities
- ✓ Popular residential area
- ✓ Private garden
- ✓ Communal gardens
- ✓ Ground floor apartment









An aerial photograph of a residential neighborhood, showing rows of houses with red brick walls and grey roofs. The image is overlaid with a semi-transparent blue filter. The houses are arranged in a grid-like pattern, with some featuring gardens and driveways. The overall scene is a typical suburban housing estate.

Have a property to sell?

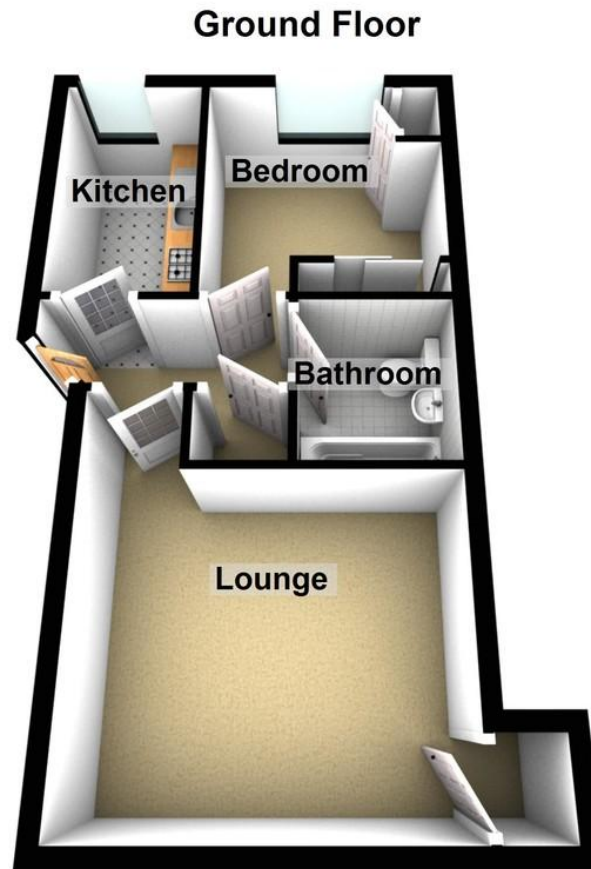
An expert from our local branch will provide you with the most accurate valuation.



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Floorplans



Property Room Sizes

HALL

LOUNGE

15' 4" x 12' 2" (4.67m x 3.71m)

KITCHEN

11' 8" x 5' 2" (3.56m x 1.57m)

BATHROOM

6' 2" x 5' 11" (1.88m x 1.8m)

BEDROOM

11' 11" x 9' (3.63m x 2.74m)

PLEASE NOTE: These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract intending, purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property. All room sizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, furniture etc.



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TO ARRANGE A VIEWING OF THIS PROPERTY PLEASE TELEPHONE YOUR LOCAL BRANCH BELOW:

63 – 65 George Street, Perth 01738 44 43 42

41 - 43 Allan Street, Blairgowrie..... 01250 39 80 02

47a Atholl Road, Pitlochry..... 01796 54 80 14

1a James Square, Crieff.....01764 65 00 44

211 High Street, Auchterarder.....01764 66 36 66

Email sales@nexthomeonline.co.uk

For more information about Next Home and our services please visit www.nexthomeonline.co.uk

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