



**FLAT 24 TAYPARK, 30 DUNDEE ROAD,
BROUGHTY FERRY, DD5 1LX
OFFERS OVER £255,000**



LCD

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HOME REPORT VALUATION **£255,000**

EPC RATING **C**



This fantastic two bed ground floor apartment forms part of a block of 6 within the popular residential development of Taypark. The development is excellently located just a short walk from Broughty Ferry town centre which offers an abundance of amenities and leisure facilities. The public rooms are placed on the South side of the building with breathtaking views across the River Tay.

The property opens to the entrance hallway which is fitted with laminate flooring and includes three sizeable storage cupboards. The open plan lounge with dining area is an excellent living space enhanced by the balcony perfect for enjoying the views of the River Tay and watching the sunrise and set. The kitchen is fitted with wall and base units, with integrated hob, oven and microwave. The tumble dryer, washing machine and fridge-freezer are also included within the purchase price. This room is easily maintained with tiled flooring and splashback.

The two double bedrooms are located to the front of the property and both are fitted with wardrobes with mirror sliding doors. The main bedroom benefits from a modern en-suite with wet wall surround and laminate flooring. The room is fitted with a corner shower cubicle, w.c. and vanity unit with wash hand basin. The main bathroom has a three piece white suite with a shower over the bath and is also floored with tiles. Surrounding the bath is wet wall, with tiles on the remaining walls.

The property benefits from a private garage which has been floored offering extensive storage space. In addition there is ample space for visitor parking along with a communal bike shed and car wash area. Taypark apartments are surrounded by beautifully landscaped ground with mature shrubs and lawn.

This is a fantastic opportunity to purchase a property in a popular residential area ideal for those looking to downsize.

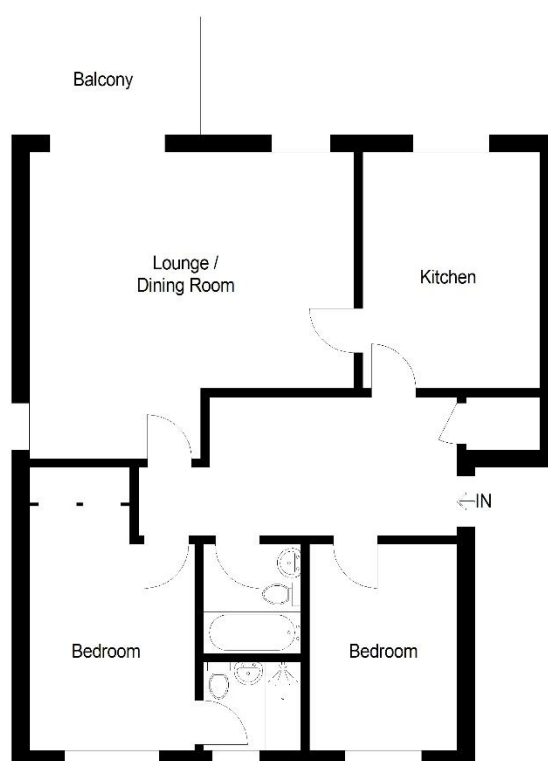


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