



47 Braemar Gardens, Dundee
DD5 3TE
Offers over £155,995

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This beautifully presented flat is situated in the highly desirable Braemar Gardens, Broughty Ferry, Dundee, offering a comfortable home in a sought-after residential area.

The property welcomes you into an inviting entrance hallway, leading to a spacious lounge that benefits from plenty of natural light, creating a warm and welcoming atmosphere. The kitchen is of a good size, providing ample space for cooking, while the stylish bathroom has been thoughtfully designed with modern fittings.

There are two generous bedrooms, ideal for a family, professional couple, or as a versatile space for a home office. Additional features include electric heating, double glazing, private residential parking, and access to a well-maintained communal rear garden, perfect for outdoor relaxation.

Located in a highly sought-after area of Broughty Ferry, this property offers easy access to local amenities, schools, parks, and transport links, making it an ideal choice for those looking to enjoy the vibrant community atmosphere.

Lounge

13'9" x 18'9" (4.21 x 5.72)

Kitchen

8'7" x 7'1" (2.64 x 2.17)

Bedroom One

10'7" x 9'10" (3.24 x 3.00)

Bedroom Two

10'4" x 8'10" (3.16 x 2.70)

Shower Room

5'4" x 4'7" (1.65 x 1.41)





- Well presented flat
- Private residential parking
- Spacious accommodation
- Two generous bedrooms
- Communal rear garden
- Contact our mortgage team to discuss your options!
- Sought after location
- Electric heating and double glazing



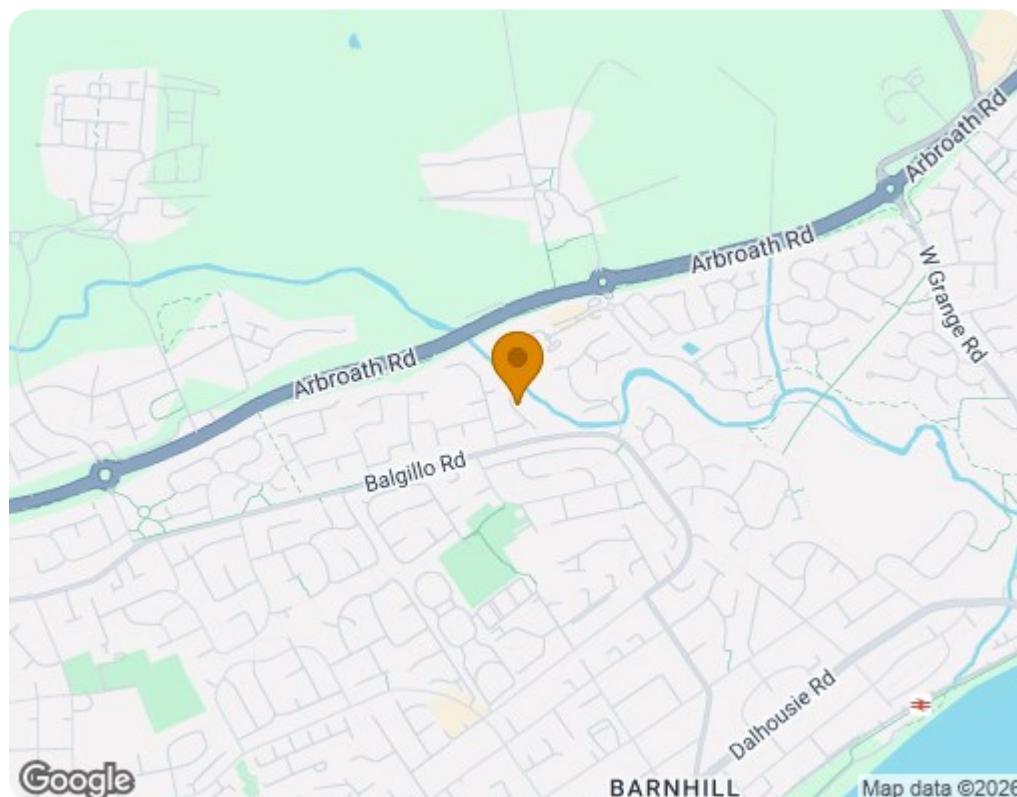
GROUND FLOOR
66.0 sq.m. approx.



TOTAL FLOOR AREA : 66.0 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and fixtures shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B	87	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC	