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**¼ SHARE OF 40 NORTHWOOD COURT, 114 STRATHERN ROAD,
BROUGHTY FERRY, DUNDEE, DD5 1JW**

Opportunity to acquire a quarter share in a bright spacious two bedroom first floor apartment in the ever popular Northwood Court development, an established retirement complex in Broughty Ferry. A 25% share of the property is offered for sale with the remaining three quarter share being owned by Caledonia Housing Association to whom a monthly rent and payment towards upkeep of common parts and common buildings insurance is paid. The current monthly payment is approximately £265.00. There is a minimum age requirement for purchase of the property currently 55 years.

The subjects are in a well maintained condition and benefit from electric storage heating and are double glazed throughout. The bathroom benefits from a large walk in shower with a white suite and the subjects have open views to the south and over lightly wooded parkland to the north.

The property lies on the first floor and is entered by a well maintained common access area which is maintained by Caledonia Housing Association as are the beautiful wooded grounds.

Viewing of the property is highly recommended to appreciate the subjects on offer.

The accommodation comprises:-

HALL, SITTING ROOM, KITCHEN, 2 BEDROOMS, SHOWER ROOM

VIEWING : CONTACT SOLICITORS

PRICE : OFFERS AROUND £65,000



Partner: Kim Barclay LLB, Dip, L.P., N.P

40 Northwood Court, 114 Strathern Road, Broughty Ferry, Dundee, DD5 1JW

ACCOMMODATION :

HALL

Wall mounted heater. Fitted carpet. Attic hatch. Deep walk in storage cupboard with light and shelves measuring 1.24m (4') x 1.96m (6'5") approx. Cupboard also houses the boiler.

SITTING ROOM

4.42m (14'6") x 4.32m (14'2") approx. Large double window with open aspect to the south of the property. Roller blind. Second window overlooking the side of the property. Fitted carpet. Wall mounted electric storage heater. Television point.



KITCHEN

3.55m (11'7") x 2.40m (7'10") approx. Fitted kitchen with ample floor standing and wall mounted units. Double glazed window. Stainless steel sink and drainer. Washing machine and fridge freezer. Full length cupboard. Electric Beko cooker. Microwave. Tiled around the units to dado height. Electric storage heater. Breakfast bar.



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BEDROOM 1

3.69m (12'1") x 3.53m (11'6") approx. South facing window. Wall mounted electric heater. Large built in double wardrobe. Fitted carpet.



SHOWER ROOM

1.93m (6'3") x 2.04m (6'8") approx. Large walk in mains fed shower with seat. Wet wall all around. Tiled floor. White suite with WC and vanity unit with washhand basin and mirror above. Spotlights. Heated towel rail.



BEDROOM 2

3.45m (11'3") x 2.27m (7'5") approx. Fitted carpet. Wall mounted electric heater. Double glazed window overlooking the rear garden.

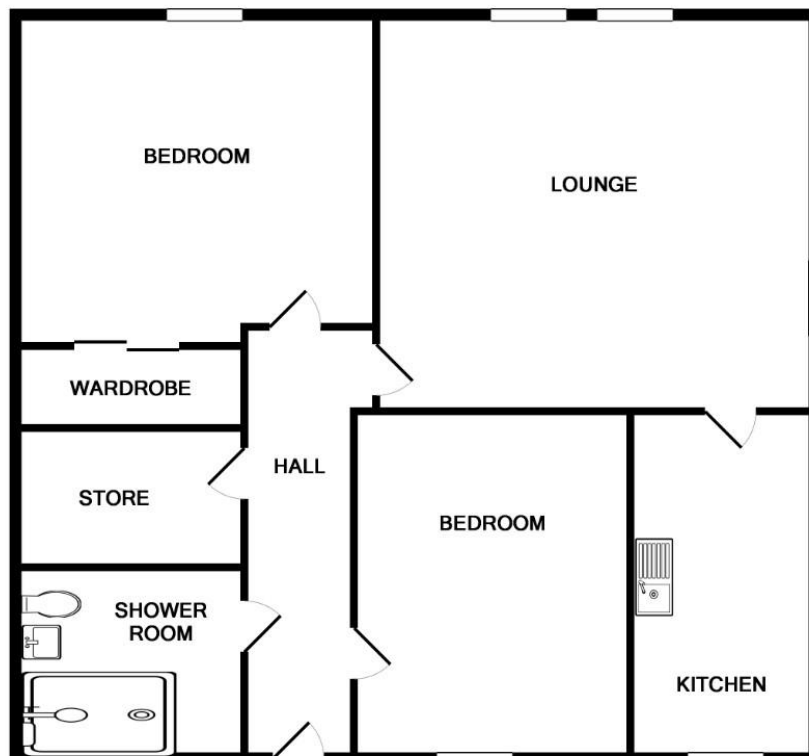


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EPC Rating D

Your attention is drawn to the terms of the Home Report which is available for the property by contacting this office.



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