

Armitstead House
Plot 2
Monifieth Road
Broughty ferry
DD5 2SJ

Thorntons
The right way to move

Plot	Type	No of Beds	Price
2	Apartment	3	Fixed Price £299,995

*****For Limited Time Only*****

MASSIVE PRICE REDUCTION INCENTIVE

REDUCED FROM £320,000 TO £299,995

VIEWING HIGHLY RECOMMENDED

03330 430090

thorntons-property.co.uk





Three-bedroom ground floor apartment

Thorntons are pleased to offer to the market a three-bedroom ground floor apartment which forms part of the prestigious Armitstead development located on the Monifieth Road, Broughty Ferry.

Set within the enclosed grounds the apartment forms part of a residential block of four dwellings. Armitstead consists of twenty-six prestigious quality built homes comprising of two detached newly built houses, eighteen new build apartments, a refurbished gate house and five generously proportioned south facing townhouses which have been created within the footprint of Armitstead House.







Part of a residential block of four dwellings

Apartment plot two is located on the ground floor within a newly built building comprising of four south facing apartments.

It features three-bedrooms, master with an en-suite shower room, a lounge, 'Nolte' fitted Kitchen with integrated appliances. Underfloor heating is provided by gas fired boiler, there are solar roof panels a high levels of insulation, double glazed windows and patio doors. The kitchen is complete with integrated hob, oven extractor and a fridge freezer. There are extensive communal garden grounds and each apartment has a designated car parking space which is in close proximity to the lounge patio doors and the secure main door entrance to the apartment block.



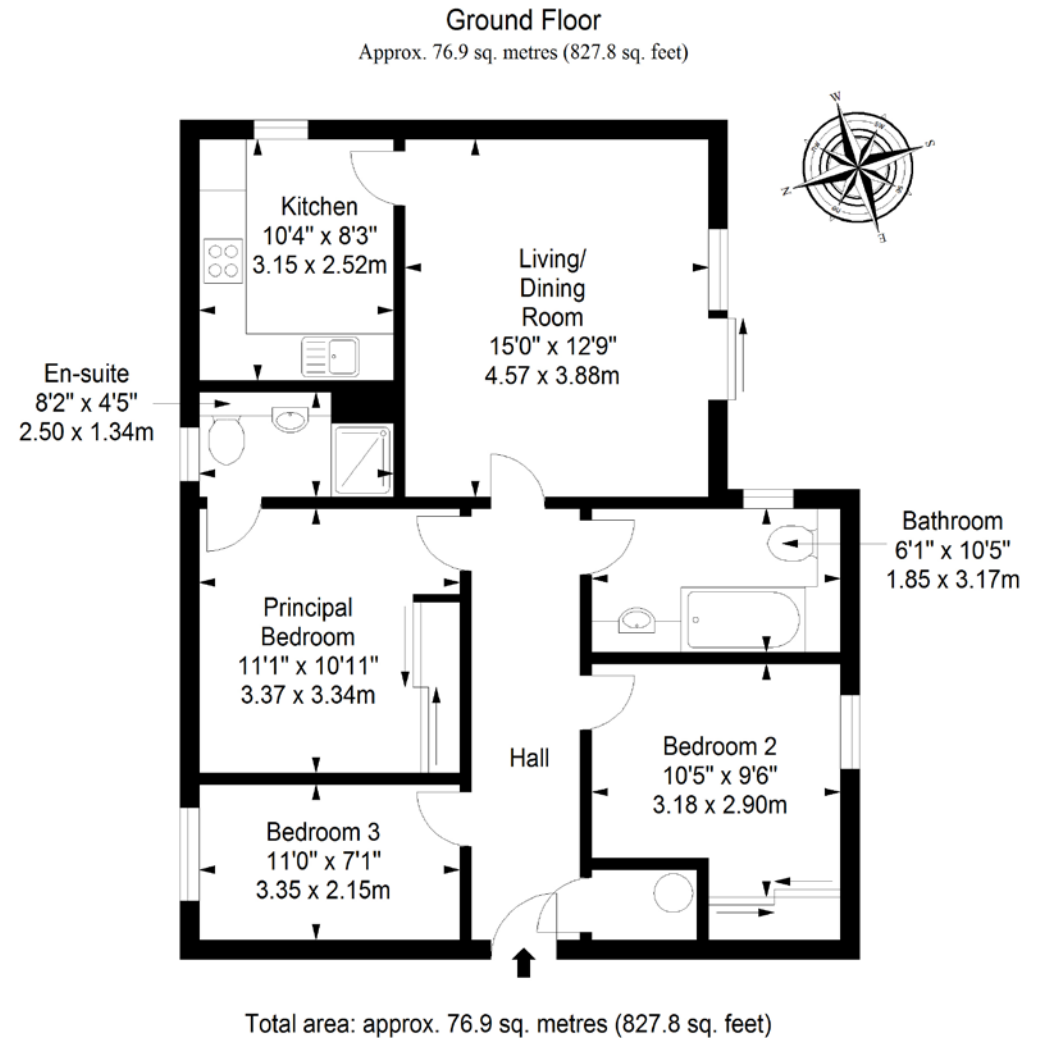
Armitstead

Armitstead is ideally located for straightforward access to the centre of Broughty Ferry which offers a wide selection of shopping outlets, restaurants, cafes and pubs. There is a railway station for short commutes to Dundee, Edinburgh and Aberdeen or further afield to London. Dundee City centre offers a wider selection of retail and shopping outlets. Dundee is well connected to all parts of the UK by means of road, rail, air and sea and is linked to North Fife by means of the Tay road and rail bridges.

Factoring fees are payable monthly for all communal ground maintenance, cleaning of common stairwell and includes buildings insurance.

All viewings are by appointment only, to arrange a viewing please contact Thorntons new Build Team on 01382 200099.

Important Notice: These sale particulars were prepared on the basis of information provided to us by our clients and/or our local knowledge. Whilst we make every reasonable effort to ensure that they are correct, no warranty or guarantee is given and prospective purchaser should not rely upon them as statements or representations of fact. Furthermore, neither Thorntons LLP or its partners or employees assume any responsibility therefore. In particular: Any photographs included in these particulars are for general information some images maybe computer generated and are for illustration purposes only any descriptions, measurements or dimensions quoted are approximate only and references to conditions, planning permissions, services, usage, construction, fittings & fixtures and moveable items are for guidance only.



SPECIFICATION

ARMITSTEAD, BROUGHTY FERRY

- 10 Year NHBC Guarantee
- Top Quality Glazed External Doors
- Security Entry Door System
- High Quality Internal Doors with Chrome Ironmongery
- Double Glazed Windows
- Gas Underfloor Heating
- White Sanitary Ware & Chrome Mixer Taps to Bathrooms
- Integrated Hob, Oven & Cooker-hood
- Heated Towel Rails to Bathrooms & En-Suites
- Tiling to Shower Rooms & Bathroom
- Luxury Fitted Kitchens
- Integrated Fridge/Freezer & Washing Machine
- Virgin Television Points to Lounge & Master Bedroom
- Terrestrial Television Points to Lounge & all Bedrooms
- Master Telephone Point
- USB Sockets to Master Bedroom & Kitchen
- High Quality Built-in Wardrobes in Bedrooms
- Solar Panels to Serve Communal Spaces
- Dedicated Parking Space
- Visitor Parking Facilities