

ROBERTSON SMITH

Solicitors and Notaries

**FLAT 32, ST. VINCENT COURT, 131 ST. VINCENT STREET, BROUGHTY FERRY,
DUNDEE, DD5 2DA**

SECOND FLOOR FLAT



OFFERS OVER £130,000.00

The property is located in a Retirement Complex close to the centre of Broughty Ferry. The Complex offers sheltered housing facilities including lifts, secure entry, emergency pull cords and residents' parking and attractive well maintained communal garden areas. The Complex is within walking distance of local shops, bars and restaurants.

The accommodation comprises a spacious Lounge/Dining Room, Bedroom, Kitchen and Shower Room. The property is in good decorative order throughout.

The Complex offers a Warden Service, Pull Cord Emergency System, Guest Suite, Residents Lounge and Laundry Room. Age restrictions apply. A factor's fee is payable for the maintenance and upkeep of the lift, communal areas etc.

Unit L, Charles Bowman Avenue, Claverhouse Industrial Park, Dundee, DD4 9UB

Telephone: 01382 226602

Fax: 01382 322884

ACCOMMODATION

Entrance: The property is accessed by way of a communal stair or lift. A solid wood door leads into the Hall which in turn provides access to the Lounge/Dining Room, Bedroom and Shower Room. There is a large walk-in cupboard located off the Hall. Smoke alarm. Vinyl flooring. Alarm pull cord.

Lounge: (6.14m x 2.28m approx.)
This L-shaped room enjoys a bright westerly aspect. Doors to Juliet balcony. Door to Kitchen. Pull cord alarm. Carpet. Storage heater.



Dining Area: (2.73m x 1.89m approx.)
This area is open planned to the rest of the Lounge and offers space for formal dining. Carpet. Storage heater.



Kitchen: (2.14m x 1.73m approx.)
This room has been carefully fitted out with matching wall and floor mounted units with toning worktops. Stainless steel sink unit with drainer and post taps. Induction hob and oven. Extractor hood above. Space for fridge freezer. Vinyl flooring.



Bedroom: (4.27m x 2.81m approx.)
This spacious Bedroom is fitted with built-in wardrobes with bifold mirrored doors. Storage heater. Carpet. Alarm cord.



Shower Room: (2.04 m x 1.67m approx.)
This room has been finished in a mixture of wet wall and tiling. The walk-in shower cubicle features an electric shower. Coloured suite. Medicine cabinet with mirror. Extractor fan. Mirror with light and shaver point above. Dimplex wall heater. Vinyl flooring.



Viewing: Contact the owner on 07730 129 911. Alternatively contact Robertson Smith, Solicitors, Unit L, Charles Bowman Avenue, Dundee, DD4 9UB 9 (Telephone 01382 226602) with whom all notes of interest and offers should be lodged.

Home Report: To access the Home Report for this property go to www.packdetails.com
The property reference is HP748260 and the Post Code is DD5 2DA

EPC Rating: C

Disclaimers:

Note, all measurement have been taken by a sonic tape measure and therefore may be subject to a small margin of error. While we believe the above details to be correct, no warranty is given and any potential purchaser should satisfy themselves as to the accuracy of the measurements.

While these particulars are believed to be correct and are given in good faith, they are not warranted and any interested parties must satisfy themselves by inspection or otherwise as to the correctness of each of them. These particulars do not constitute an offer or contract or any part thereof and all measurements are approximate.