







Thorntons 
The right way to move

96a Gray Street, Broughty
Ferry, Dundee, Angus DD5
2DN

 1	 3
 1	 EPC D



Summary

First-floor apartment located within central Broughty Ferry. The bright accommodation comprises: hallway, spacious lounge, kitchen/dining with a range of wall and base units, bathroom with four-piece suite and three good sized bedrooms. Attributes include: double glazing, gas central heating, secure entry, floor coverings, oven, hob, extractor fan and ample storage throughout. Externally the property benefits from on street parking and there is well maintained communal garden area to the rear.

Features

- First Floor Apartment
- Central Location
- Lounge
- Kitchen/Dining
- 3 Bedrooms
- Bathroom
- GCH; DG; EPC - D
- Shared Rear Garden

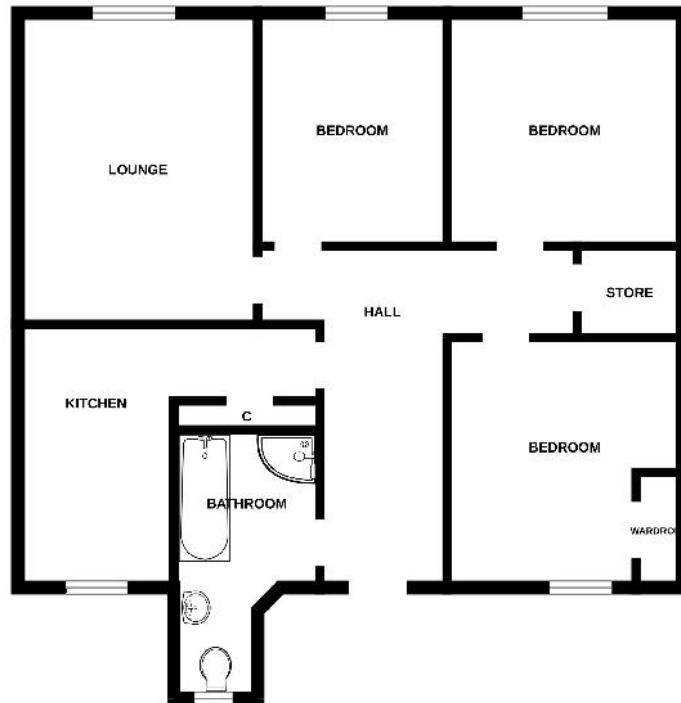
Room Measurements

Lounge: 12' 05" x 17' 03" (3.78m x 5.26m)
Kitchen/Dining: 10' 01" x 11' 00" (3.07m x 3.35m)
Bedroom 1: 10' 08" x 11' 05" (3.25m x 3.48m)
Bedroom 2: 11' 02" x 11' 03" (3.40m x 3.43m)
Bedroom 3: 6' 04" x 11' 04" (1.93m x 3.45m)
Bathroom: 5' 05" x 11' 11" (1.65m x 3.63m)



Floorplan

FIRST FLOOR



Who is every element of this floor plan made to measure. An inventory of the floor plan is provided for your information. It is not intended to be used as a guide for the construction of the property. The floor plan is provided for information only and should not be used for any other purpose. The floor plan is provided for information only and should not be used for any other purpose. The floor plan is provided for information only and should not be used for any other purpose.

While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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