



ROSS STRACHAN & CO
Solicitors & Estate Agents



Flat 41 St Vincent Court, 131 St Vincent Street
Broughty Ferry, DD5 2DA

Offers over – £120,000
1 Bedroom Top Floor Apartment

"Bringing people and property together"

2 India Buildings, 86 Bell Street, Dundee DD1 1JQ
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The Property

This attractive property forms part of the former McCarthy Stone development and in addition to the accommodation offers, communal lounge, laundry facilities, private parking and a lift to all floors.

The spacious flat offers a good-sized lounge with an open plan dining area offering an open outlook over the rear car park, kitchen, shower room and spacious bedroom with fitted wardrobes.

Located near the centre of Broughty Ferry the apartment offers the ideal location to relax and enjoy the many attractions and facilities that Broughty Ferry offers.

Due to its central location the access to Broughty Ferry is both simple and is generally level, with no hills to concern anyone.

The property itself is decorated in a traditional manner and would be suitable for most tastes whilst double glazed windows and electric heating provide additional features of this must view apartment.

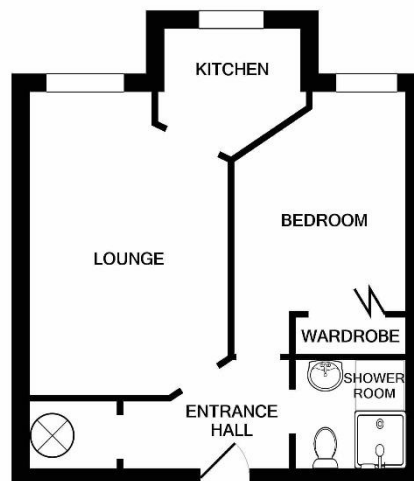
The building is further enhanced by private parking to the rear and a well-maintained security entry system.

Accommodation – Lounge/Dining, Kitchen, Bedroom, Shower Room

- Traditional Hall with large storage cupboard
- Lounge/Dining – 19'7" x 10'8"
- Bedroom – 15'9" x 9'1" – fitted wardrobes
- Shower Room – 6'8" x 5'6" – with shower cubicle and electric shower
- Kitchen – 7'9" x 7'6" (at widest)

External -

- There are attractive landscaped gardens to the rear of the property along with private parking for residents.
- A secure entry system is fitted whilst communal lounge and laundry facilities are onsite.





HOME REPORT: is available on request or through TSPC

VIEWING

Please contact:
Property Department
86 Bell Street,
Dundee

Email:
property@ross-strachan.co.uk

Tel: 01382
201010

EXTRAS

Certain extras may be available by separate negotiations.