



**lindsays**

Flat 8 St. Vincent Court, 131 St Vincent Street  
Broughty Ferry, DD5 2DA

*"A bright well presented ground floor apartment within a popular retirement complex"*

- Hallway
- Lounge/Dining Room
- Kitchen
- Double Bedroom
- Shower Room
- Double Glazing
- Electric Heating
- Secure Entry
- Residents Parking

EPC Rating C

**OFFERS OVER £130,000**



## Description

An excellent opportunity to purchase a bright ground floor apartment in the very popular St Vincent Court Development which is ideally located in central Broughty Ferry within walking distance of the beachfront and all local amenities.

This lovely apartment is in move in condition throughout and practical benefits include double glazing, electric heating and a secure entry. In addition the development benefits from a residents lounge, laundry service, part time warden and pull cords in each apartment. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the integrated oven and hob in the kitchen. No warranty is given on the working condition of the appliances.

Entering the apartment you will be drawn to the bright west facing lounge/dining room which boasts French doors to the rear shared garden space ideal for sitting enjoying the sun. The compact modern kitchen is accessed from the lounge. There is a good sized double bedroom benefitting from fitted wardrobes, shower room and a spacious storage cupboard.

Externally the development can be entered from the back or front with the residents parking situated at the rear.

Age restrictions and factor fees apply to the development.

This is a lovely apartment which is ideal for retirement and we strongly recommend viewing.

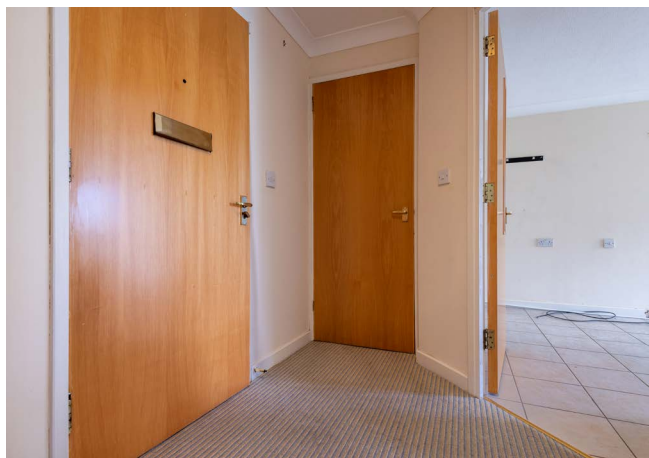
## Area

Broughty Ferry is a prestigious suburb situated to the east of Dundee City which enjoys the best of both a coastal lifestyle and the vibrant City of Dundee on its doorstep. Both residents and visitors enjoy its long sandy beach, esplanade and castle ideal for dog walking and an afternoon stroll. The "Ferry" boasts an array of individual shops, cafes and restaurants including the famous 'Visocchi's' ice cream shop and Italian café. Broughty Ferry offers excellent schooling at both primary and secondary level with the prestigious High School of Dundee just a few minutes drive. There is a main line Railway Station at Dundee which regularly stops at Broughty Ferry providing services north and south.

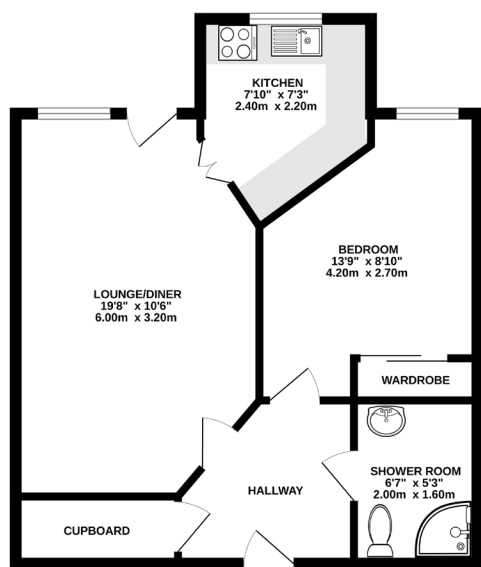
The A90 dual carriageway offers easy access to Aberdeen, Perth, Edinburgh and Glasgow while Dundee Airport offers flights to London City amongst others. Away from the city there are a range of impressive outdoor pursuits. Over the River Tay is St. Andrews, home of golf, whilst the Championship course at Carnoustie is only a few miles up the coast.

## Viewing

By appointment through Lindsays on 01382 802050 or [dundeeproperty@lindsays.co.uk](mailto:dundeeproperty@lindsays.co.uk)



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Measure 12/14

T: 01382 802050 E: [dundeeproperty@lindsays.co.uk](mailto:dundeeproperty@lindsays.co.uk) W: [property.lindsays.co.uk](http://property.lindsays.co.uk)

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.