



lindsays

12 Regent Place,
Broughty Ferry DD5 1AT

"Beautifully presented, one bedroom ground floor flat in a popular retirement complex in Broughty Ferry"

- Hallway
- Lounge
- Breakfasting Kitchen
- Double Bedroom
- Shower Room
- Secure Entry
- Communal Gardens
- Residents Parking
- On site Warden

EPC Rating D

OFFERS OVER £130,000



Description

Beautifully presented, ground floor apartment set within a well-maintained retirement complex in central Broughty Ferry. Regent Place is ideally situated for ease of access to a number of local amenities.

The property has recently been fully modernised by the current owners and is offered to the market in move in condition. There is a bright and spacious lounge and modern breakfasting kitchen. Good sized double bedroom with built in wardrobes and a lovely shower room. Benefits include double glazing, fisher electric heating and secure phone entry system. There is also ample storage throughout.

Externally there are beautifully maintained communal gardens and ample residents parking spaces.

A factoring charge of around £164 per month is payable. This includes an on-site warden. Purchasers must be a minimum of 60 years old and conditions may apply.

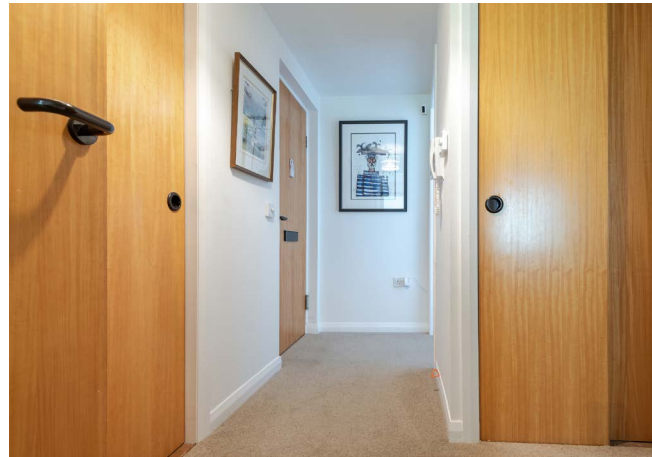
Area

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. There is a main line Railway Station at Dundee which regularly stops at Broughty Ferry providing services north and south.

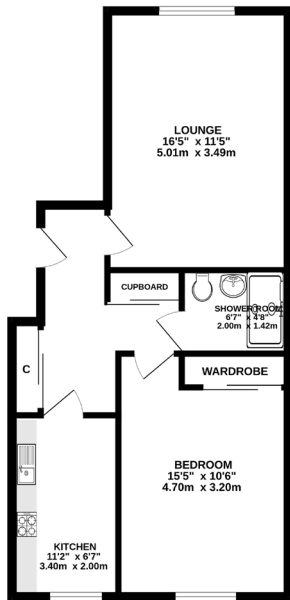
The A90 dual carriageway offers easy access to Aberdeen, Perth, Edinburgh and Glasgow while Dundee Airport offers flights to London City amongst others. Away from the city there are a range of impressive outdoor pursuits. Over the River Tay is St. Andrews, home of golf, whilst the Championship course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

Viewing

By appointment through Lindsays on 01382 802050 or dundeeproperty@lindsays.co.uk



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms 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, fixtures and appliances shown have not been tested and no guarantee as to their availability or otherwise can be given.
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T: 01382 802050 E: dundeeproperty@lindsays.co.uk W: 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.