






Offers Over £110,000





- First Floor Apartment
- Kitchen
- Gas Central Heating
- Well Established Area
- 2 Double Bedrooms
- Double Glazing
- Living Room
- Shower Room
- Shared Garden Area

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This is an attractive first floor apartment affording comfortable accommodation throughout. The property forms part of a well established and sought after residential area plus situated on one of the main thoroughfares leading into Broughty Ferry and Dundee. The subjects comprise hallway with large stores, spacious living room, kitchen, two double bedrooms and shower room. The bedrooms are well proportioned and both benefit from fitted wardrobes. The shower room has a corner shower cabinet, two piece suite with instant shower and extensive tiling. The property also benefits from a spacious loft.

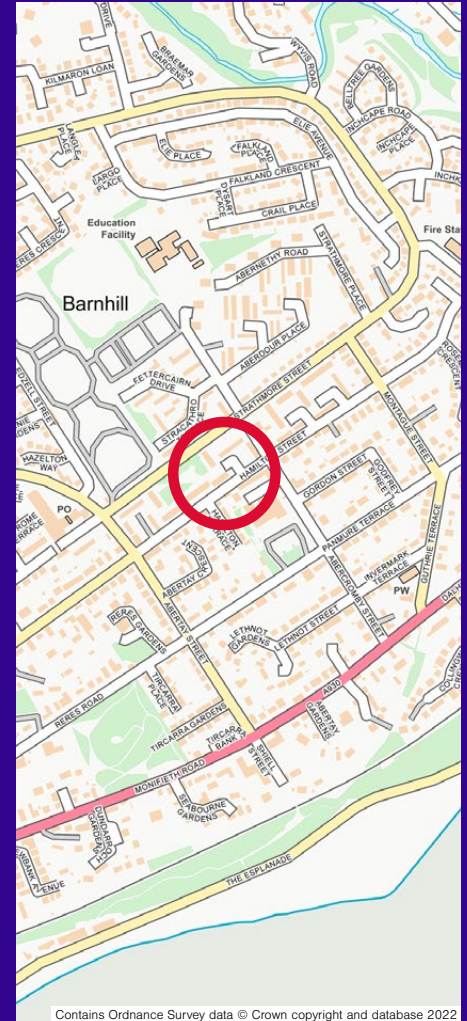
Gas fired central heating is installed backed up by double glazing. There is a further useful store within the lower common hallway and access to sizable shared drying room.





Accommodation (measurements are approx)

Living Room	3.69m x 4.70m	(12'1" x 15'5")
Kitchen	2.40m x 3.47m	(7'10" x 11'5")
Bedroom 1	2.92m x 3.64m	(9'7" x 11'11")
Bedroom 2	2.91m x 3.61m	(9'7" x 11'10")
Shower Room	1.72m x 1.80m	(5'8" x 5'11")



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