

Blackadders

Offers Over £210,000








24 Whinny Brae, Broughty Ferry,
Dundee, DD5 2HW

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- First Floor Apartment
- Kitchen
- Gas Central Heating
- Popular Area
- 2 Double Bedrooms
- Double Glazing
- Living Room
- Bathroom
- Parking Space

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This is a highly desirable and extremely well presented first floor apartment affording comfortable accommodation throughout. The property is particularly well situated within the luxuriously appointed former Eastern Primary School development within the heart of Broughty Ferry. Its location is highly sought after as it allows easy access to all local amenities including restaurants, the beach, Broughty Ferry Castle and promenade. There are electric car charging places close by, and the location of the apartment benefits from excellent easy access to transport links including a short walk to the local Broughty Ferry train station which links to Dundee, Aberdeen and beyond.

The accommodation comprises; entrance hallway, spacious living room open to kitchen, two double bedrooms and bathroom. The inner hallway has a large store. Access is via secure video phone system leading to lift or stairwell. Gas fired central heating and double glazing.





The living room is spacious and opens to the kitchen which is well equipped with fitted contemporary wall and floor storage with integrated induction hob, fan oven and microwave, fridge freezer, washing machine. The spacious bathroom by lies off the hallway and has a three piece Vitra contemporary suite with mixer shower and splash screen, extensive tiling and chrome heated towel rail. The two bedrooms are both double in size and both feature double fitted wardrobes.

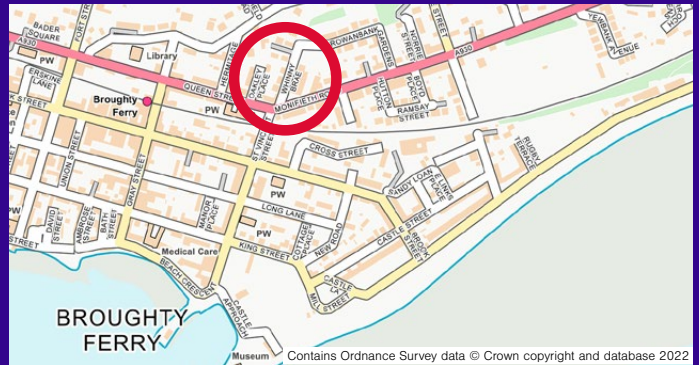
The apartment (completed in 2016) affords comfortable modern living within a wonderful period environment. The building has been conserved to retain original features which gives it a unique character.

Externally there is a private car park with a designated space and visitor parking also. Bike storage, bin and recycling facilities, washing drying area, and a well maintained shared garden.

Viewing is highly recommended to fully appreciate this comfortable home.

Accommodation (measurements are approx)

Living Room/ Kitchen	4.31m x 5.61m	(14'2" x 18'5")
Bathroom	1.86m x 3.15m	(6'1" x 10'4")
Bedroom	2.57m x 4.57m	(8'5" x 15'0")
Bedroom	2.72m x 3.11m	(8'11" x 10'2")



Aberdeen

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Square, Aberdeen
AB11 6XU

Tel: 01224 452750

Dundee

30 & 34 Reform Street
Dundee
DD1 1RJ

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DISCLAIMER. Entry by mutual arrangement. Viewing strictly through selling agents. Whilst we endeavour to make these particulars as accurate as possible, they do not form any part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital tape. If there is any part of these particulars that you find misleading or simply wish clarification on, please contact our office for assistance.

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