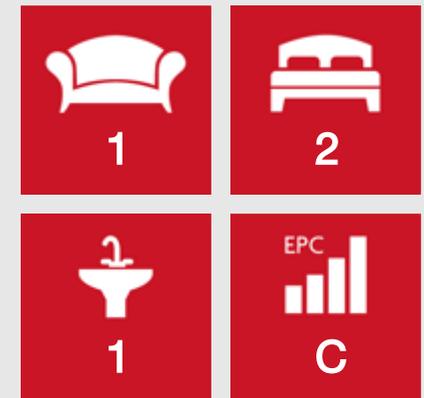




**Thorntons**  
The right way to move

1/1, 53 Fort Street, Broughty  
Ferry, Dundee, Angus DD5  
2AB





## Summary

Well-presented first floor apartment, which is located within central Broughty Ferry, comprises: hallway with good storage, spacious lounge/dining room, large fitted kitchen, contemporary fully tiled bathroom and two double bedrooms. The comprehensive list of attributes includes: double glazing, gas fired central heating, blinds, carpets, integrated oven, hob and extractor hood. Externally there is a well-presented communal drying area. NB Some items of furniture may be purchased by separate negotiation.

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## Features

- First Floor Apartment
- Central Location
- Spacious Accommodation
- Lounge/Dining Room
- Kitchen
- Two Double Bedrooms
- Contemporary Bathroom
- GCH; DG; EPC - C
- Communal Drying Area
- Viewing Highly Recommended

## Room Measurements

Lounge/Dining Room: 15' 7" x 13' 5" (4.75m x 4.09m)

Kitchen: 11' 9" x 8' 9" (3.58m x 2.67m)

Bedroom: 12' 1" x 9' 8" (3.68m x 2.95m)

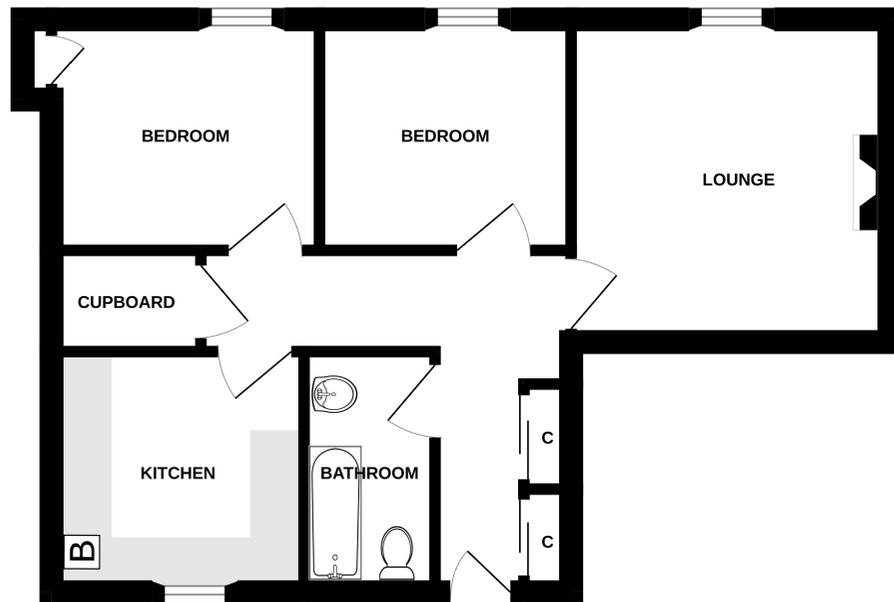
Bedroom: 12' 1" x 9' 7" (3.68m x 2.92m)

Bathroom: 10' 1" x 5' 0" (3.07m x 1.52m)



# Floorplan

## FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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