



Flat 4, 39 Anton Drive, Broughty Ferry, Dundee, Angus DD5 3DS











## **Summary**

Well-presented first-floor maisonette apartment, in walk-in condition, is located within the popular residential area of Broughty Ferry, and comprises: hallway, bright and spacious lounge, kitchen with breakfast bar, bathroom with three-piece suite and two double bedrooms. Attributes include: double glazing, gas central heating, secure entry floor coverings, fridge/freezer, extractor fan and ample storage. The well-maintained rear garden is maintained by Dundee City Council. A secure cellar is located within the basement of the block. Early viewing is highly recommended.

#### **Features**

- First Floor Apartment
- Popular Location
- Lounge
- Kitchen
- 2 Double Bedrooms
- Bathroom
- GCH; DG; EPC C
- Secure Entry
- Well-maintained communal gardens
- Secure cellar

## **Room Measurements**

Lounge: 12' 5" x 14' 3" (3.78m x 4.34m) Kitchen: 7' 3" x 11' 02" (2.21m x 3.40m) Bedroom 1: 9' 5" x 14' 2" (2.87m x 4.32m) Bedroom 2: 9' 5" x 10' 7" (2.87m x 3.23m) Bathroom: 5' 9" x 7' 0" (1.75m x 2.13m)





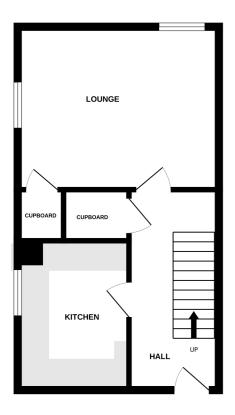


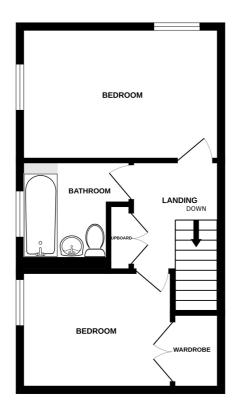


# Floorplan

FIRST FLOOR

SECOND FLOOR





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, m writes every attempt has been finate to testine the accuracy of the into plant containing in the finate and of doors, windows, comis and any other items are approximate and no responsibility is taken for any error, ormission 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 vitim Heropox, 62024. Made vitim Heropox, 62024.



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