



lindsays

Flat 34 St. Vincent Court,
131 St Vincent Street, Broughty Ferry, DD5 2DA

"Well presented one bedroom apartment within a popular retirement complex"

- Hallway
- Lounge/Dining Room
- Kitchen
- Double Bedroom
- Shower Room
- Double Glazing
- Electric Heating
- Secure Entry
- Residents Parking

EPC Rating C

OFFERS OVER £125,000



Description

An excellent opportunity to purchase this well presented second floor apartment in the very popular St Vincent Court Development which is ideally located in central Broughty Ferry within a short distance of the beachfront and all local amenities.

This lovely apartment is in move in condition throughout and practical benefits include double glazing, electric heating and a secure entry. In addition the development benefits from a residents lounge, laundry room, part time warden and pull cords in each apartment. Included in the sale are all carpets, floorcoverings and blinds where fitted.

The property comprise: hallway with large store, bright and spacious lounge/diner with feature fireplace and Juliet balcony, fitted kitchen, good sized double bedroom with built in wardrobe and shower room. Included in the sale will be the electric bed and wardrobe, (no guarantees given)

Externally the development can be entered from the back or front with the residents parking situated at the rear.

Age restrictions and factor fees apply to the development. The fee is currently £186.30 per month. This includes the running costs for the warden, communal maintenance including lifts, cleaning and gardening. Building insurance is also included.

This is a lovely apartment which is ideal for retirement and we strongly recommend viewing.

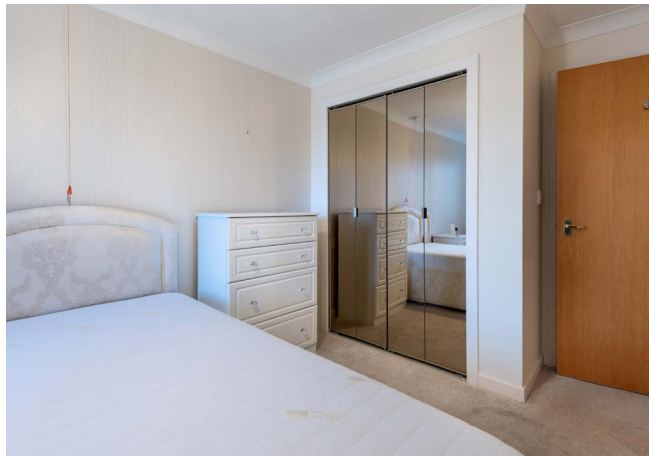
Area

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. Broughty Ferry offers excellent schooling at both primary and secondary level with the prestigious High School of Dundee just a few minutes drive. There is a main line Railway Station at Dundee which regularly stops at Broughty Ferry providing services north and south.

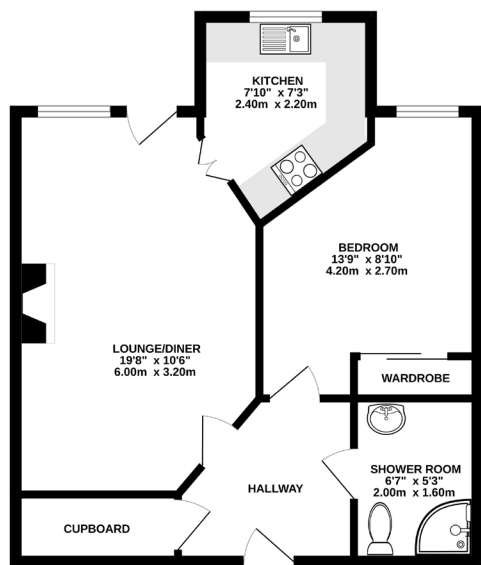
The A90 dual carriageway offers easy access to Aberdeen, Perth, Edinburgh and Glasgow while Dundee Airport offers flights to London City amongst others. Away from the city there are a range of impressive outdoor pursuits. Over the River Tay is St. Andrews, home of golf, whilst the Championship course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

Viewing

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



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, doors 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.
Made with Measure 02/04

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.