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**6 Whinny Brae, Broughty Ferry, DD5 2HW**  
**FIXED PRICE £204,000**

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HOME REPORT VALUATION    £215,000

EPC RATING                    C



A superbly positioned ground floor flat located close to central Broughty Ferry. The sought after area of Broughty Ferry offers a range of amenities including shops, bars, cafes and restaurants as well as good transport links including a railway station. Schooling at primary and secondary levels can be found nearby while Dundee city centre offers further major amenities. The property benefits from double glazing, gas central heating and secured entry. The accommodation is accessed by an entrance hall with fitted storage cupboard. The open plan living room/kitchen has a range of modern fitted units with integrated fridge/freezer, dishwasher, oven, hob and washing machine. Two double bedrooms are accessed from the hall each having fitted wardrobe space. The contemporary bathroom has a shower over the bath.

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. Please note this property forms part of a category A listed building. A monthly factor fee applies to this property. We were advised in June 2024 that this is approximately £125 per month.

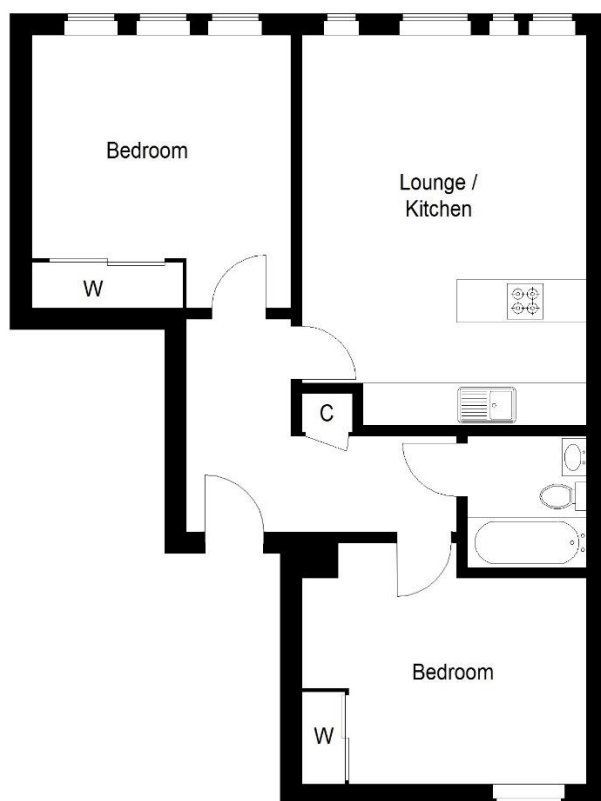


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