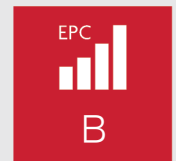




**Thorntons**   
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## Ballumbie House, 6 Elm Rise

Broughty Ferry, Dundee  
DD5 3UZ





## Summary

Situated less than six miles from the heart of Dundee in the coastal suburb of Broughty Ferry, this two-bedroom ground-floor main-door flat enjoys neutral interiors and spacious accommodation. The sunny home boasts an open-plan living and dining kitchen leading to a light-filled sunroom with external access. The property further features a dual-aspect main bedroom with a mirrored fitted wardrobe, a multi-purpose second bedroom with a built-in wardrobe and a four-piece bathroom. Externally, the flat comes with well-kept gardens and residents parking.

Extras: All fitted floor and window coverings, light fittings and kitchen appliances are included in the sale.

## Features

- Ground-floor flat in Broughty Ferry
- Situated in sought-after Dundee
- Private main entrance
- Neutral interiors throughout
- Entrance hall with storage
- Bright and airy open-plan living/dining/kitchen
- Sun-filled triple-aspect sunroom
- Dual-aspect main bedroom with built-in storage
- Versatile second bedroom with a fitted wardrobe
- Four-piece family bathroom
- Well-kept shared front garden
- Residents' parking
- Gas central heating and double glazing





"A two-bedroom ground-floor main-door flat with shared gardens and residents' parking."











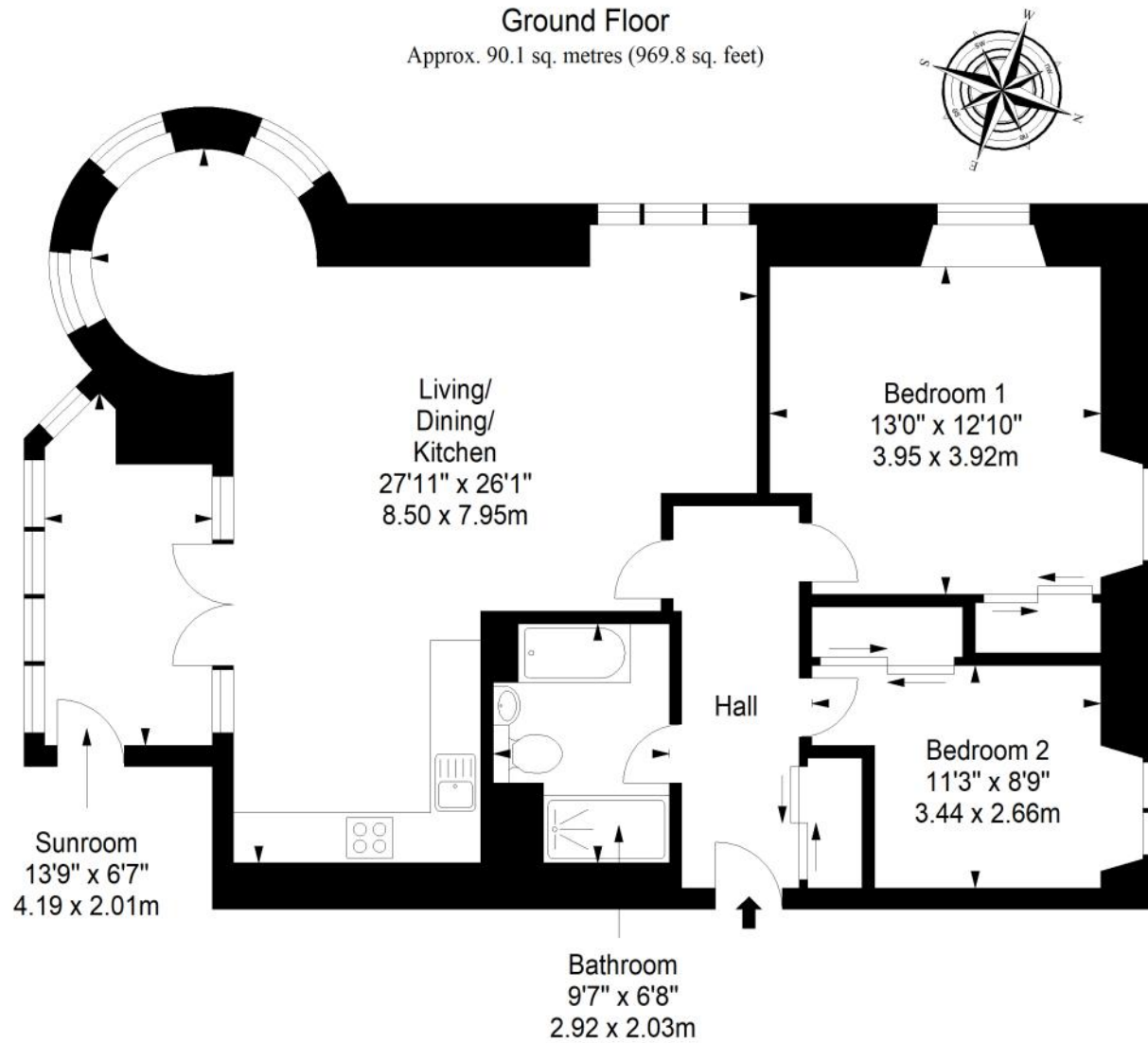
"This two-bedroom ground-floor main-door property is 15 minutes drive from central Dundee."







# Floorplan



Total area: approx. 90.1 sq. metres (969.8 sq. feet)



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