



Thorntons 
The right way to move

12 Broughty Ferry Road,
Dundee DD4 6BD





Summary

Main door flat located within central Dundee. This particular property would make an ideal first time student or retirement purchase and offers freshly decorated accommodation at entrance level. The accommodation comprises; large hallway, spacious bright lounge with dual aspect windows and doors leading to enclosed patio area. The kitchen has a range of wall, base and drawer units, space for cooker. The bathroom has a three piece suite with shower over bath whilst the double bedroom has a fitted wardrobe. The property benefits from gas fired central heating and double glazing. Making an ideal home within central Dundee, viewing is to be highly recommended.

Features

- Main Door Flat
- Central Location Close to Amenities
- Lounge With Patio Door
- Kitchen, Double Bedroom
- Bathroom
- Courtyard Garden
- Double Glazing & Gas CH
- Viewing Highly Recommended
- EPC D

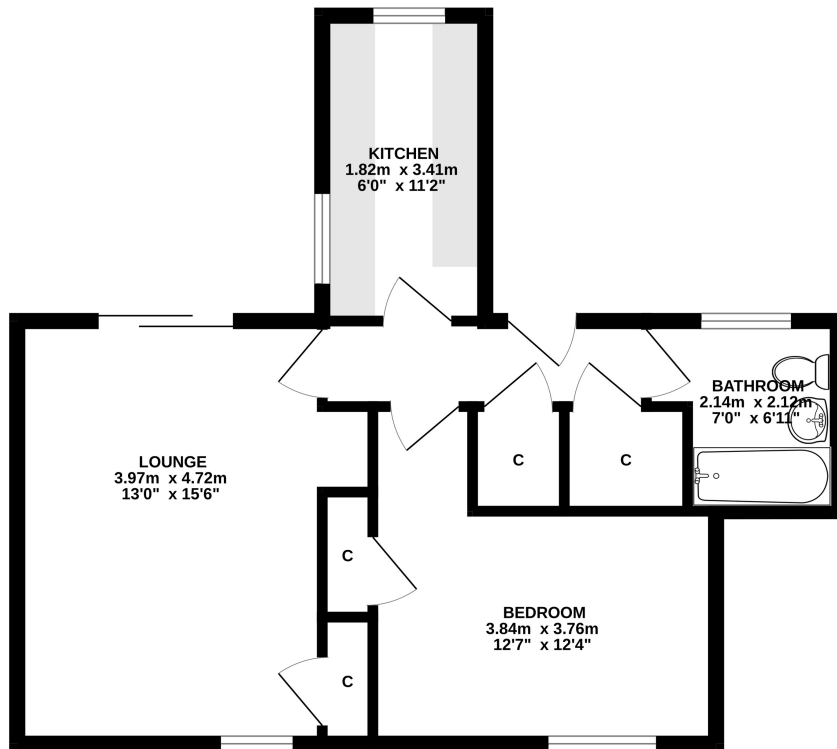
Room Measurements

Lounge: 16' 4" x 11' 1" (4.98m x 3.38m)
 Kitchen: 11' 0" x 5' 0" (3.35m x 1.52m)
 Bedroom: 12' 5" x 9' 0" (3.78m x 2.74m)
 Bathroom: 6' 6" x 6' 6" (1.98m x 1.98m)



Floorplan

GROUND 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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