



**MICHAEL A. BROWN**

— Solicitors & Estate Agents —



## 46 Regent Place, Broughty Ferry, Dundee, DD5 1AT

Offers Over **£120,000**



- First Floor Flat
- Modern Complex
- Retirement Housing
- Parking & Lift
- On Site Warden
- Lounge/Dining Room
- Kitchen
- Double Bedroom
- Shower Room
- ECH; DG; Entry Phone



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This bright and compact FIRST FLOOR RETIREMENT FLAT benefits from recently installed electric central heating, UPVC double glazed windows, entry phone and pull cord alarm system. The flat is situated in a modern retirement complex for over 60s with onsite warden and lift. There are carefully maintained garden grounds and ample resident and visitor's car parking. Located close to bus services and minutes walk into central Broughty Ferry.

### COMMON AREA

Large communal seating area between lift/stairs and the flat.

### ENTRANCE HALL

Large walk in storage cupboard. Entry phone.

### LOUNGE/DINING

Open plan lounge and adjoining dining area. Windows overlook the adjoining landscaped grounds and Victoria Road.

### KITCHEN

Fully fitted with light oak wall and base units and granite effect worktops. Splashback tiling. Integral Smeg oven, hob and concealed filter hood. Integral dishwasher. Inset stainless steel sink with drainer and mixer tap. Automatic washing machine. Window overlooks garden grounds.

### DOUBLE BEDROOM

Built in double wardrobe. Window overlooks Victoria Road.

### SHOWER ROOM

Wash hand basin with tiled splash back and toilet. Large walk in shower compartment with electric instant shower. Tiled effect vinyl flooring. Extractor fan.

### COMMUNAL AREAS

Security front and rear entrance complex doors. Large and beautifully landscaped garden grounds with large car park. South facing views towards the River Tay.

### EXTRAS

Included are all fitted carpets, Integral kitchen appliances, and automatic washing machine.

### LOCATION

Off Victoria Road, Broughty Ferry.

### EPC – C

HOME REPORT VALUATION - £120,000



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GROUND FLOOR  
52.0 sq.m. approx.



TOTAL FLOOR AREA : 52.0 sq.m. approx.  
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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These particulars are prepared in good faith but are not warranted and do not form part of any contract.  
All measurements approximate.



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