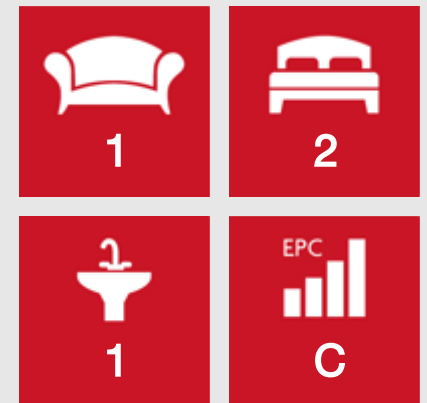




Thorntons
The right way to move

16c Bath Street, Broughty
Ferry, Dundee, Angus DD5
2BY





Summary

Beautifully presented first floor apartment enjoying a prime position within the heart of Broughty Ferry. Accommodation includes entrance porch, hallway with hatch giving access to two attic rooms via Ramsay ladder and spacious Lounge. The kitchen is fitted with quality units, integral appliances include double oven, hob, extractor, microwave, fridge, freezer, dishwasher and washing machine, open plan to well appointed dining/family room with ample space for dining table. There are two double bedrooms and a family bathroom fitted with a white suite and shower over bath. Specification is impressive with quality flooring, gas central heating and double glazing. Externally the property enjoys access to a communal rear garden, laid with easy maintenance in mind.

Features

- Attractive 1st Floor Apartment
- Entrance Porch, Hall
- Lounge
- Kitchen
- Dining/Family Room
- 2 Double Bedrooms
- Family Bathroom
- GCH; DG; EPC - C
- Communal Area To Rear
- Viewing highly recommended

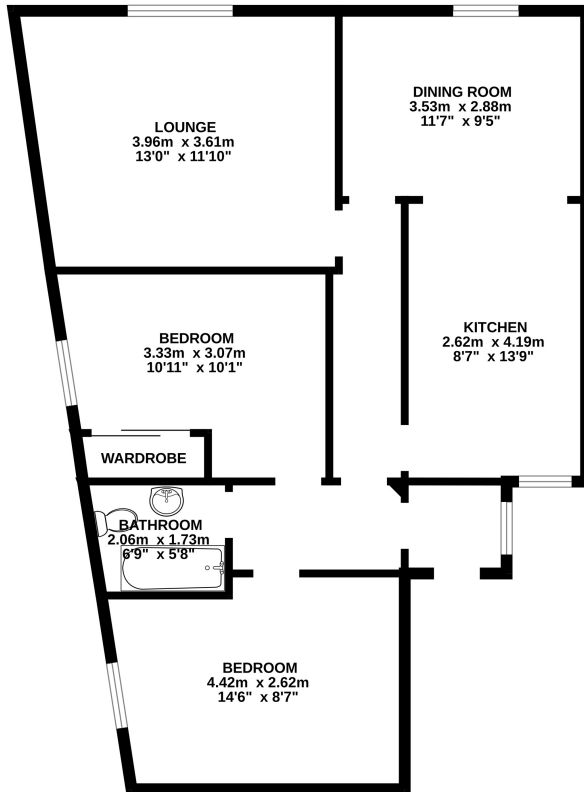
Room Measurements

Lounge: 13' 0" x 11' 10" (3.96m x 3.61m)
 Kitchen: 13' 9" x 8' 7" (4.19m x 2.62m)
 Dining/Family Room: 11' 7" x 9' 4" (3.53m x 2.84m)
 Bedroom: 10' 11" x 10' 1" (3.33m x 3.07m)
 Bedroom: 14' 6" x 8' 7" (4.42m x 2.62m)
 Family Bathroom: 6' 9" x 5' 8" (2.06m x 1.73m)



Floorplan

FIRST 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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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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