



**20 Regent Place, Broughty Ferry,
Dundee, DD5 1AT
Offers Over £130,000**

Contact Solicitors for an
appointment to view
01382 203000

Chamber Practice 



Fantastic opportunity to purchase this ready to live in ground floor flat situated in a well maintained over 60s sheltered housing complex of similar styled properties. The complex is set within attractive communal grounds in a quiet location and is within reasonable walking distance of central Broughty Ferry with its wide range of amenities including, shops, boutiques, hair and beauty salons, cafes, restaurants, bars, restaurants, harbour, beach front and rail station.

The subjects are in excellent decorative order throughout and benefit from well proportioned rooms, double glazing, electric heating, modern shower room, security entry, pull cord alarm system and residents car park.

Accommodation comprises: entrance hallway with 2 storage cupboards and connecting doors to all rooms; bright and spacious south-facing lounge; galley style kitchen fitted with a range of base and wall mounted units with complementary worktops and splashback tiling, slot in electric cooker, under counter fridge and freezer and washing machine; stylish shower room with W.C. wash hand basin and large walk-in shower cubicle housing electric shower, attractive wet-wall panelling and heated towel rail; and generous double bedroom with built in mirrored wardrobes.

Externally there are well maintained communal garden grounds with mature plants and shrubs, seating areas and shared drying green.

Early viewing of this super retirement flat is highly recommended to avoid disappointment.

- **Quiet Location**
- **Walking Distance of Central Broughty Ferry**
- **Lounge**
- **Kitchen**
- **Shower Room**
- **Double Bedroom**
- **Double Glazing**
- **Electric Heating**
- **Security Entry**
- **Communal Gardens & Drying Green**
- **Residents Car Park**
- **Move In Condition**
- **Super Retirement Flat**



Chamber Practice

Dundee, the City of Discovery, is a modern and vibrant city set in a stunning location at the mouth of the River Tay on the east coast of Scotland with a population of approx. 142,000.

The city benefits from a central geographic location, with 90% of Scotland within 90 minutes drive. Dundee is a main station on the UK east coast line, has excellent motorway network access and a regional airport with direct flights from London. It is also a significant cruise ship port and is currently undergoing a multimillion pound regeneration of its waterfront connecting the city centre to the River Tay once again.

Dundee is attracting inward investment from around the world and has been receiving recognition on the world stage, being described as the best city U.K, and one of the best places in Europe to visit.



Chamber Practice 

Dundee: 01382 203000

Brechin: 01356 622289

Cupar: 01334 658222

www.thechamberpractice.co.uk

contact@thechamberpractice.co.uk



ROOM SIZES

Lounge - 4.94m x 3.54m

Kitchen - 3.44m x 2.06m

Bedroom - 3.58m x 3.21m

Shower Room - 1.49m x 1.43m



Included in the sale are all carpets and floor coverings, window blinds where fitted, light fittings and white goods. Other items of furniture may be included if required.

Chamber Practice

Dundee: 01382 203000

Brechin: 01356 622289

Cupar: 01334 658222

www.thechamberpractice.co.uk

contact@thechamberpractice.co.uk