



Thorntons
The right way to move

Flat 12, 10 Linlathen Grove,
Broughty Ferry, Dundee, Angus
DD5 3GR

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|  2 |  2 |
|  2 |  B |



Summary

First-floor apartment which offers spacious well presented accommodation with modern fixtures, fittings and neutral décor throughout and benefits from double glazing and gas central heating, comprises: hall, storage cupboard with plumbing for washing machine, open-plan kitchen with modern appliances, bright lounge with a private balcony, separate family/dining room, two bedrooms (one en-suite) and bathroom. Externally there are beautifully maintained, shared gardens and secure private residents' parking with CCTV and allocated parking space. Title condition - one occupant must be over 60 years old.

Features

- First Floor Modern Apartment
- Open-plan kitchen, Lounge with Balcony
- Family/ Dining Room
- Master Bedroom & Ensuite
- Bedroom 2, Shower Room
- GCH; DG; EPC - B
- Beautifully Maintained Shared Gardens
- Secure Residents' Parking with CCTV
- Secure Entrance With Lift Service
- One Occupant Must Be Over 60 years old

Room Measurements

Lounge: 23'7 x 12'2 (7.20m x 3.70m)

Dining Room: 19'0 x 9'10 (5.80m x 3.00m)

Kitchen: 11'2 x 6'9 (3.40m x 2.05m)

Bedroom: 14'5 x 10'10 (4.40m x 3.30m)

En-Suite: 9'10 x 6'7 (3.00m x 2.00m)

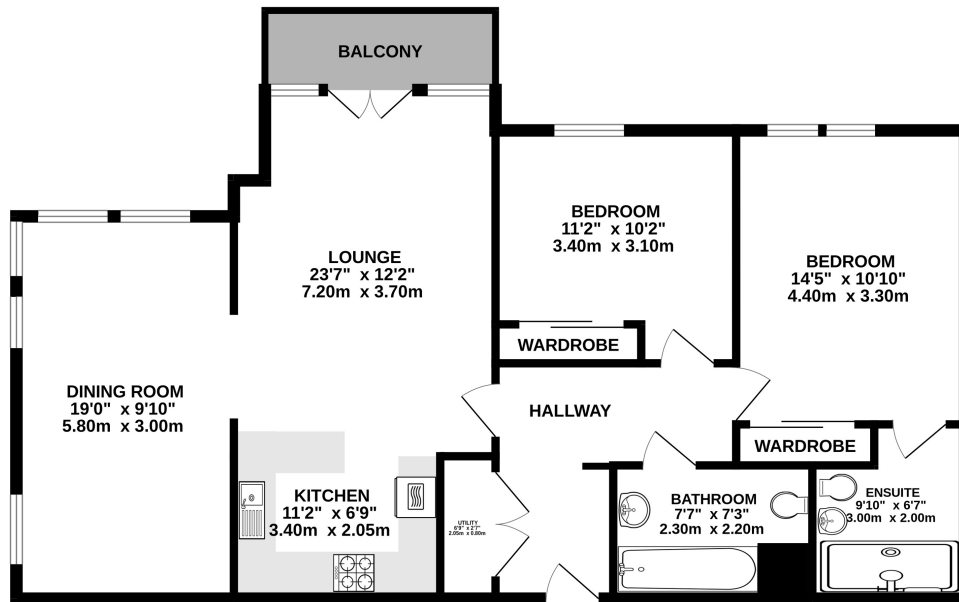
Bedroom: 11'2 x 10'2 (3.40m x 3.10m)

Bathroom: 7'7 x 7'3 (2.30m x 2.20m)



Floorplan

1ST 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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