




**Thorntons**   
The right way to move

Flat 39, 131 St Vincent Court,  
St Vincent Street, Broughty  
Ferry, Dundee, Angus DD5  
2DA

 1	 2
 1	 EPC C



## Summary

Generously proportioned bright, third floor apartment which forms part of a retirement complex within central Broughty Ferry, which offers comfortable accommodation and comprises: bright lounge, shower room with three-piece suite and handrails. The kitchen has a range of wall and base units and larder cupboard. Two double bedrooms with integrated storage. The impressive list of attributes includes: double glazing, electric heating, blinds, floor coverings, security access, lift, communal laundry, residents lounge, development manager, well-maintained communal gardens, resident and visitors parking. Age restrictions and factor fees apply.

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## Features

- Prime Broughty Ferry Location
- Third Floor Apartment
- Bright and spacious Lounge
- Kitchen
- Shower Room
- 2 Double Bedrooms
- DG & Electric Heating
- Secure Entry and Lift
- Residents Lounge
- Communal gardens
- EPC C

## Room Measurements

Lounge/Diner: 23'1 x 10'6 (7.03m x 3.21m)

Kitchen: 7'3 x 6'11 (2.20m x 2.10m)

Bedroom: 15'5 x 9'2 (4.70m x 2.80m)

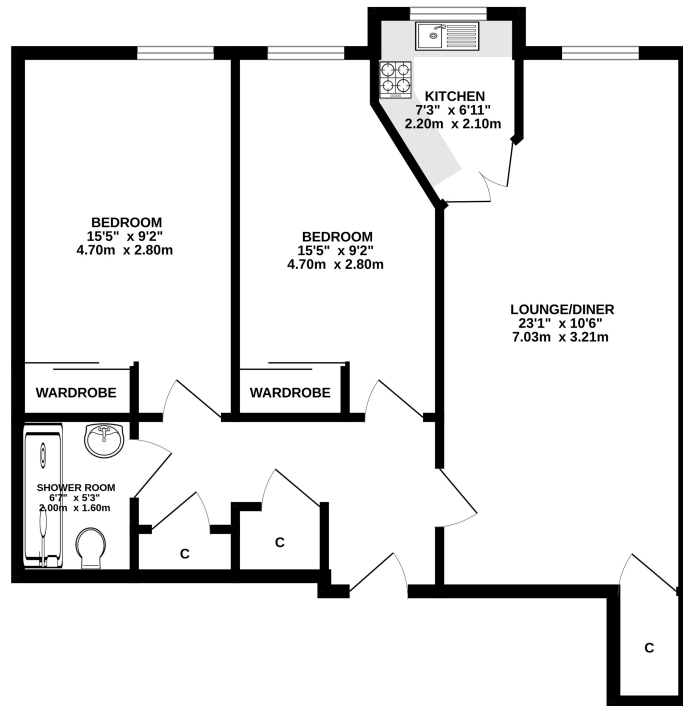
Bedroom: 15'5 x 9'2 (4.70m x 2.80m)

Shower Room: 6'7 x 5'3 (2.00m x 1.60m)



# Floorplan

3RD FLOOR



While 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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