



Beautifully presented two bedroom penthouse apartment in a much sought after location

2 Bed 2 Bath 1 Reception

This beautifully presented south facing penthouse apartment offers spacious and stylish accommodation in a much sought after location. Strathern Road is ideally situated for ease of access to a number of amenities including shops, schools and a regular commuter bus route.

The accommodation comprises a bright and generously proportioned lounge/dining room featuring an attractive feature fireplace and direct access to a private balcony while the well-appointed breakfasting kitchen offers ample storage and workspace.

The impressive principal bedroom benefits from a walk-in wardrobe and an en-suite shower room. A second double bedroom features fitted wardrobes and access to a further private balcony. The accommodation is completed by a modern family bathroom with shower over bath and a useful utility area.

Further benefits include a secure video entry system, lift access within the building, double glazing and gas central heating.

Externally, residents enjoy access to immaculately maintained communal gardens, thoughtfully landscaped with lawned areas, patio area and an abundance of mature, well-established planting. Ample residents parking is available, together with the added advantage of a private garage. To keep the communal areas to such a high standard a factor fee is payable.

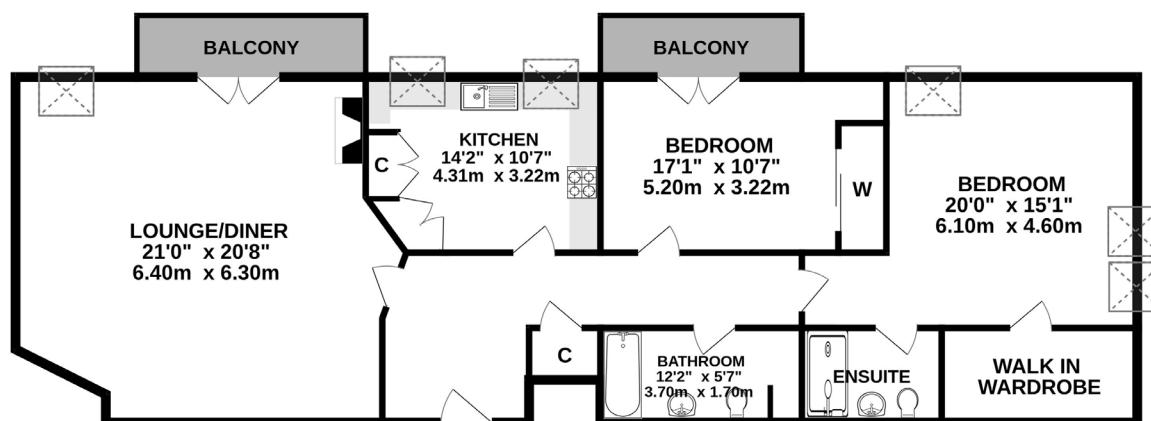
This beautiful apartment will appeal to a number of buyers and early viewing is highly recommended.

Features

- Hallway
- Bright and spacious lounge/ dining room with balcony
- Breakfasting kitchen with integrated appliances
- Principal bedroom with walk in wardrobe and en-suite shower room
- Second double bedroom with built in wardrobe and balcony
- Family bathroom with utility area
- Gas central heating
- Double glazing
- Lift
- Secure video door entry system
- Landscaped communal gardens
- Residents and visitor parking
- Single Garage
- EPC Rating B

Offers Over £360,000

3RD FLOOR



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Broughty Ferry is a prestigious suburb situated to the east of Dundee City which enjoys the best of both a coastal lifestyle and the vibrant City of Dundee on its doorstep. Both residents and visitors enjoy its long sandy beach, esplanade and castle ideal for dog walking and an afternoon stroll. The "Ferry" boasts an array of individual shops, cafes and restaurants including the famous 'Visocchi's' ice cream shop and Italian café. Broughty Ferry offers excellent schooling at both primary and secondary level with the prestigious High School of Dundee just a few minutes drive. There is a main

line Railway Station at Dundee which regularly stops at Broughty Ferry providing services north and south.

The A90 dual carriageway offers easy access to Aberdeen, Perth, Edinburgh and Glasgow while Dundee Airport offers flights to London amongst others. Away from the city there are a range of impressive outdoor pursuits. Over the River Tay is St. Andrews, home of golf, whilst the Championship course at Carnoustie is only a few miles up the coast.

FOR VIEWING:

By appointment only

Contact Lindsay on:

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