



**Thorntons**  
The right way to move

21g Fort Street, Broughty Ferry,  
Dundee, Angus DD5 2AD





## Summary

We are delighted to bring to the market this Top Floor and Attic Flat, which provides spacious accommodation over two floor levels. The property is located in the heart of Broughty Ferry which is a vibrant area by the seashore and boasts a wide range of popular amenities including schools, contemporary shops/ boutiques, restaurants, recreational facilities and the picturesque harbour area. The property comprises hall with stairs leading to upper hall, bright spacious lounge, kitchen, bathroom, well-appointed double bedroom and a further double bedroom providing views towards the River Tay. Externally there is a well presented communal drying area to the rear with raised patio area and private outhouse.

## Features

- Top Floor & Attic Flat
- Popular Residential Area
- Convenient For Local Amenities
- Hall, Lounge & Kitchen
- Bathroom, Upper Floor
- 2 Bedrooms with Views
- Double Glazing & Gas
- Communal Drying Area To Rear
- Viewing Highly Recommended

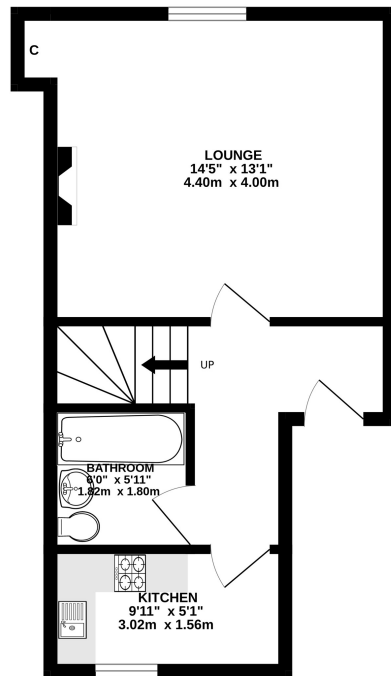
## Room Measurements

Lounge: 14'5 x 13'1 (4.40m x 4.00m)  
Kitchen: 9'11 x 5'1 (3.02m x 1.56m)  
Bedroom: 13'5 x 11'6 (4.10m x 3.50m)  
Bedroom: 13'5 x 8'2 (4.10m x 2.50m)  
Bathroom: 6'0 x 5'11 (1.82m x 1.80m)

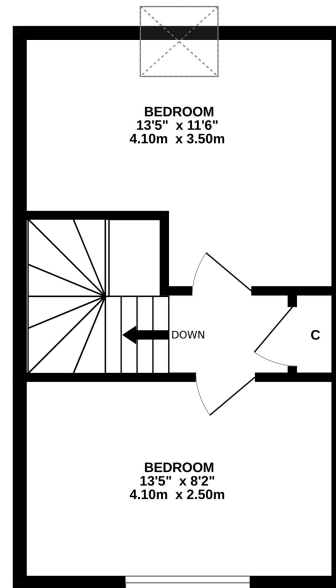


# Floorplan

2ND FLOOR



3RD 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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