



28 Wyvis Road, Broughty Ferry, DD5 3SU

A rare opportunity to the local market, this luxury apartment built by renowned Cala homes is presented in excellent condition and offers a spacious three bedroom layout with a beautiful south facing balcony. This premium development was constructed in 2002 and sits within maintained and well-tended gardens looked after by an appointed factor.

Located within Broughty Ferry the development provides swift access to a range of local amenities, frequent transport links and the road network connecting to both Dundee city and Monifieth.

Access to the apartment is gained via a security controlled door set within a beautiful paved courtyard adorned with seasonally planted flower beds. Residents hallways are broad, light and are fully carpeted.

Upon entering the apartment there is a L-shaped entrance hall with plentiful Storage off including cloaks cupboard and access to a floored loft space. Accommodation comprises of spacious lounge, kitchen fitted with modern units, white splashback tiling and integrated appliances and also offers plentiful space for casual dining. A modern family bathroom is completed by way of white three-piece suite. There are three double bedrooms, the master being of particular highlight enjoying a sizeable en-suite shower room and beautiful south facing balcony with open aspects over the Dichty Burn and onto the mature surrounding tree line. There is plentiful storage within bedrooms one and two by way of extensive fitted wardrobes.

This luxury apartment boasts an impressive specification with high-quality carpeting and floor coverings in every room, efficient gas central heating system, double glazing and a neutral decor has been applied throughout.

Externally the property lies within spacious garden grounds laid mainly to lawn and providing a private parking area for residents and guests. The property includes one allocated private space with ample further provision for additional vehicles.

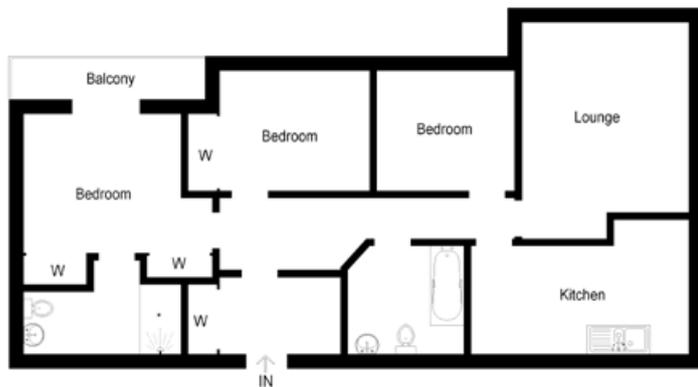
- Beautiful Modern Complex by Cala Homes
- Prominent Broughty Ferry Location
- Lounge
- Three Bedrooms
- Master En-suite
- Modern Decor & Specification
- South Facing Balcony
- Maintained Garden Grounds
- Private Allocated Parking
- EPC Rating C



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## Room Dimensions

Lounge	11'1" x 14'11"	(3.38m x 4.55m)
Dining Kitchen	8'6" x 15'7"	(2.59m x 4.75m)
Bathroom	7'1" x 8'6"	(2.16m x 2.59m)
Bedroom One	9'10" x 11'1"	(3.00m x 3.38m)
En-suite	4'10" x 9'8"	(1.47m x 2.95m)
Bedroom Two	9'10" x 8'7"	(3.00m x 2.62m)
Bedroom Three	9'10" x 8'1"	(3.00m x 2.46m)



Illustrative only. Not to scale.



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