



Ground Right, 11 Fort Street, Broughty Ferry,
DD5 2AD

- Ground Floor Apartment
- Hall
- Lounge/Kitchen
- Shower Room
- 1 Bedroom
- Electric heating
- Prime central location
- Communal gardens to the rear.
- EPC Rating E

Attractive ground floor apartment is pleasantly located in a prime central location of the much sought after area of Broughty Ferry, close to local amenities which include coffee shops, restaurants. Fort Street is close to the harbour front and beach and both primary and secondary schooling.

The apartment has been recently modernised and upgraded and is accessed via a communal entrance and a timber door leads into the hall. The Lounge is a good size and is opened planed to the recently modernised kitchen which has a range of wall and base units finished in white gloss door fronts and

contrasting worktops complete with integrated appliances. There is also a Shower Room with white WC wash hand basin with pedestal and shower enclosure complete with an instant shower and finished in wet wall and good sized double bedroom with built-in mirror fronted wardrobes and a separate dressing room that measures 5'7 x 2'5. There is plumbing for a washing machine.

Outside there is a well maintained communal area to the rear. The property benefits from electric heating and is being sold with all carpets and integrated appliances.



Illustrative only. Not to scale

Lounge/Kitchen	12'4 x 12'2	(3.76m x 3.71m)
Shower Room	7'0 x 6'6	(2.13m x 1.98m)
Bedroom 1	10'9 x 7'10	(3.28m x 2.39m)



Contains Ordnance Survey data © Crown copyright and database 2017

Thorntons is a trading name of Thorntons Law LLP.

Note: While Thorntons make every effort to ensure that all particulars are correct, no guarantee is given and any potential purchasers should satisfy themselves as to the accuracy of all information. Floor plans or maps reproduced within this schedule are not to scale, and are designed to be indicative only of the layout and location of the property advertised.

Dundee: Whitehall House, 33 Yeaman Shore, Dundee DD1 4BJ

Tel: 01382 200099 | E: dundee@thorntons-law.co.uk | www.thorntons-property.co.uk



Anstruther | Arbroath | Cupar | Edinburgh | Forfar | Kirkcaldy | Montrose | Perth | St Andrews