



Flat 7, 96 Fort Street, Broughty Ferry, DD5 1DZ

Outstanding opportunity to purchase a delightful "Penthouse" apartment located within central Broughty Ferry. The property benefits from an elevated location and is only a short walk to: town centre amenities, cafés, harbour, beach, bus routes, primary and secondary schooling.

Located within semi modern purpose built block this spacious upgraded apartment comprises: vestibule, dining/hallway, dual aspect lounge featuring bay window and stunning views, contemporary fitted kitchen/dining, modern bathroom, 3 double bedrooms with the master having modern en-suite shower facilities. The impressive list of attributes include: double glazing, gas fired central heating, security entry, stunning sea views from the south facing rooms, large partially floored attic with pull down ladder, natural wood flooring and fitted carpets, tiled bathrooms, mains showers, integrated oven, combination microwave, plate warmer, fridge, washing machine, dishwasher, hob and extractor.

Externally there are communal well kept mature gardens, tarred driveway and residents parking. Only by viewing this well proportioned, modernised home can the quality and views be fully appreciated.

- Penthouse Apartment
- Central Location
- Panoramic Views
- Lounge; Dining Hallway
- Contemporary Kitchen/ Dining
- Modern Bathroom and En-Suite
- Three Bedrooms
- Partially Floored Attic
- GCH, D/G, Sec Entry
- Communal Gardens; Parking
- EPC Rating C





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Room Dimensions

Lounge	17'7 x 15'0	(5.36m x 4.57m)
Dining/Hallway	17'7 x 13'0	(5.36m x 3.96m)
Kitchen/Dining	15'10 x 10'6	(4.83m x 3.20m)
Bathroom	9'5 x 5'5	(2.87m x 1.65m)
Master Bedroom	21'2 x 9'5	(6.45m x 2.87m)
En-Suite	5'4 x 5'2	(1.63m x 1.57m)
Bedroom 2	12'2 x 12'0	(3.71m x 3.66m)
Bedroom 3	12'2 x 8'2	(3.71m x 2.49m)



Illustrative only. Not to scale.



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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

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