



30 Grove Road
| Broughty Ferry | DD5 1JN

Thorntons 
Let's get a move on!

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Freehold Offers Over £199,000



Excellent opportunity to purchase a main door upper maisonette located within a highly desirable residential area. The location is ideal for schools, central Broughty Ferry amenities, harbour, seafront, bus and main arterial routes.



This well proportioned period apartment comprises: entrance stairwell, hallway, lounge with bay window, fitted dining/kitchen, bathroom, store, dining/bedroom four and three further good sized bedrooms. The impressive list of attributes includes: double glazing, gas central heating, period wood panelled doors, deep sill skirting's, detailed cornicing, views to the River Tay from the Lounge, carpets and remote main door opening system.

Externally there is a private garden area with mature plant screening and twin patio areas, There is a further communal garden and private cellar.

Located within a highly desirable location early viewing is highly recommended to appreciate nature of the accommodation and features that are on offer.



- Maisonette Apartment
- Period Accommodation
- Lounge, EPC - D
- Dining/Kitchen
- Dining/Bedroom 4, Store
- 3 Double Bedrooms
- GCH, DG,
- Popular Location
- Many Features
- Private & Communal Gardens

Lounge	20'2 x 13'10 6.15m x 4.22m
Dining Kitchen	11'7 x 10'3 3.53m x 3.12m
Dining/Bedroom 4	15'2 x 11'0 4.62m x 3.35m
Bathroom	6'6 x 6'0 1.98m x 1.83m
Bedroom 1	15'2 x 11'6 4.62m x 3.51m
Bedroom 2	16'0 x 11'8 4.88m x 3.56m
Bedroom 3	16'0 x 8'10 4.88m x 2.69m
Store	6'8 x 4'0 2.03m x 1.22m



We have made every attempt to ensure the accuracy of the floor plan 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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