

T: 01382 200099

E: [dundee@thorntons-law.co.uk](mailto:dundee@thorntons-law.co.uk)  
[www.thorntons-property.co.uk](http://www.thorntons-property.co.uk)

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

**Thorntons**   
*Let's get a move on!*



## Semi Detached Villa, Plot 21 Anton House

| Broughty Ferry | DD5 2JT

Fixed Price £275,000

# Semi Detached Villa, Plot 21 Anton House

| Broughty Ferry | DD5 2JT

Fixed Price £275,000

This is an excellent opportunity to acquire a newly built semi detached villa within a much sought after area of Broughty Ferry. In a mature established setting, within the Broughty Ferry Conservation Area, the villa is located adjacent to the recently renovated Anton House building. Broughty Ferry offers a wide selection of high street shopping facilities, long established and popular restaurants and pubs. All amenities are within a reasonably short walking distance from the property, for the less able the immediate area has a regular bus service with a bus stop located by the main entrance to Anton House.

The internal and external finish of this villa is to a high standard with generously proportioned accommodation. A bright and spacious lounge is located to the front of the property and leads to the open plan kitchen/diner which has double access doors to the rear enclosed garden. On the upper level there are 3 double bedrooms all with built in wardrobes there is a family bathroom in addition to this the master bedroom boasts an en-suite shower room. Viewing is strongly recommended to fully appreciate the accessibility to amenities as well the standard of build quality.

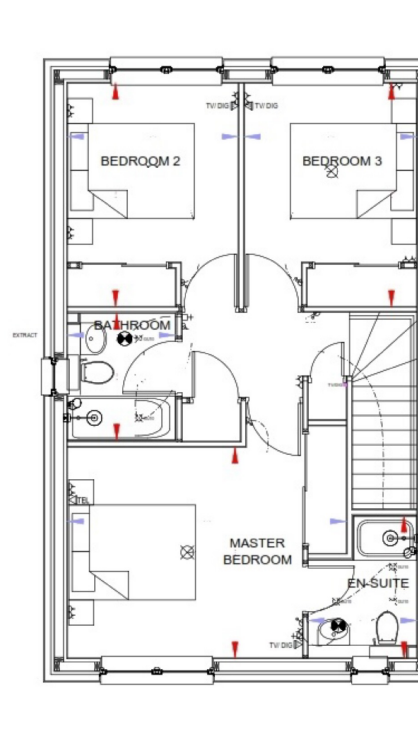
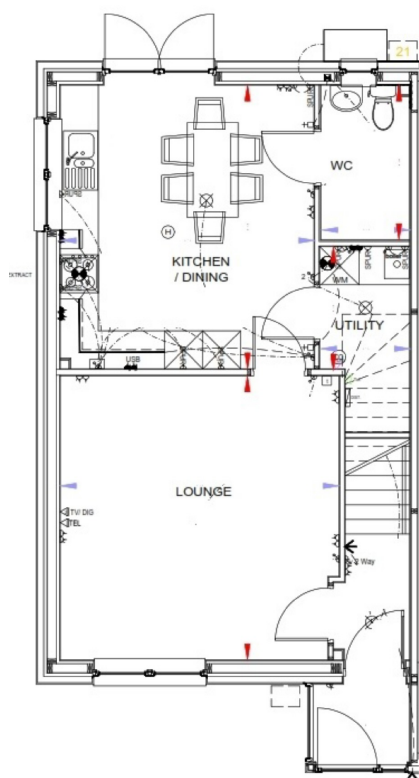
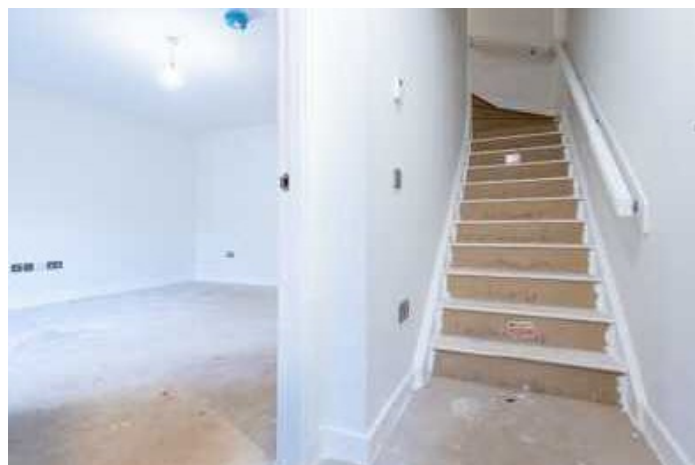
- Under floor heating (ground Floor)
- Hot Water Central heating System
- High Efficiency Combination Boiler
- Oak Veneer Internal Doors
- Full Height Tiling Round bath & Shower Room
- Integrated Fridge/Freezer & Dishwasher
- Gas Hob, Electric Oven & Extractor, Washer/Dryer
- Private Enclosed Garden & Factored Mature Landscape







Lounge	4.53 x 4.51	14'10" x 14'10"
Kitchen/Diner	4.51 x 4.03	14'10" x 13'3"
WC	1.4 x 2.44	4'7" x 8'0"
Master Bedroom	4.53 x 3.37	14'10" x 11'1"
En-Suite	1.71 x 2.24	5'7" x 7'4"
Bedroom 2	3.53 x 2.73	11'7" x 8'11"
Bedroom 3	3.53 x 2.71	11'7" x 8'11"
Family Bathroom	2.00 x 1.70	6'7" x 5'7"



Thorntons is a trading name of Thorntons 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.

aspc êspc fifêspc p̂spc t̂spc ŝpc  
scotland



**Thorntons**  
*Let's get a move on!*

T: 01382 200099

E: [dundee@thorntons-law.co.uk](mailto:dundee@thorntons-law.co.uk) [www.thorntons-property.co.uk](http://www.thorntons-property.co.uk)

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