



Plot 12 Anton House

| Broughty Ferry | DD52JT

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Description

This spacious three bed apartment is the last remaining penthouse on this exclusive development of 2 and 3 bedroom conversion and new build apartments. The apartments are set within the former Victorian stone villa, with period features retained where possible, high ceilings and a specification that blends traditional features with modern fixtures, fittings and appliances.





Description

Plot 12 is accessed from the second floor via a spiral staircase up to a spacious hallway where there is a large store cupboard and a useful utility cupboard. Double doors lead from the hallway to a large and bright open plan lounge/dining/kitchen. A window to the front giving wonderful views across the rooftops to the River Tay and Fife and double doors lead to the fabulous terrace which again provides views over the rooftops towards the river and gives ample outside space for dining. The German designer kitchen will incorporate high quality integrated appliances including the hob, oven and extractor, the fridge freezer, dishwasher, stainless steel sink & taps and under unit heating. A free standing washer/dryer will be housed in the utility cupboard.

There are three double bedrooms one to the front of the property, again with fantastic views and incorporating an en-suite shower room, one to the rear of the property benefiting from an en-suite shower room and fitted wardrobes and one to the side of the apartment benefiting from a built in wardrobe and access to the Jack and Jill bathroom. The bathroom and en-suites are fitted with contemporary sanitary-ware, modern ceramic tiling, heated towel rails and LED downlights.

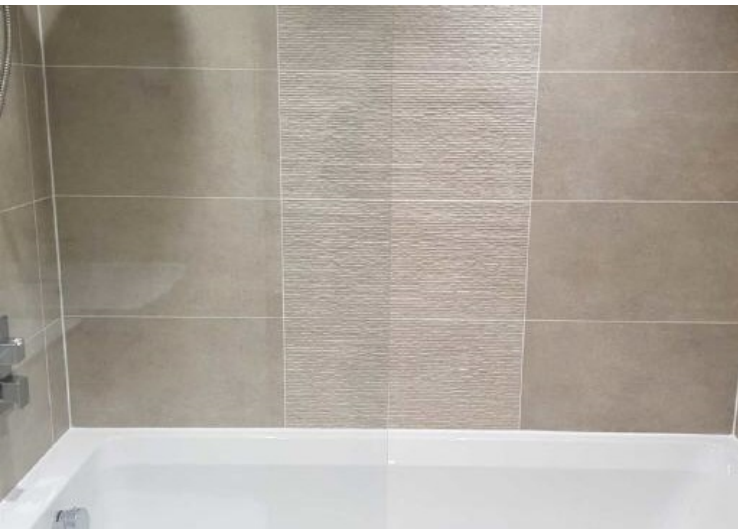
The apartment will be finished to a high standard and has been sympathetically redesigned by the developer Chamberlain Bell. The specification is high to include Oak veneer doors, fully reversible, high performance aluminium-faced double glazed windows. High performance gas boiler, chrome finish switches to principle living areas and power sockets with USB charging points, heat, smoke and CO detectors, allocated parking spaces, external lighting and mature landscaped gardens.

This is an exceptional opportunity to purchase an impressive penthouse in a prime central Broughty Ferry location. Broughty Ferry boasts a wide range of amenities including excellent schools, stylish boutiques, contemporary restaurants and the picturesque harbour and shore areas.

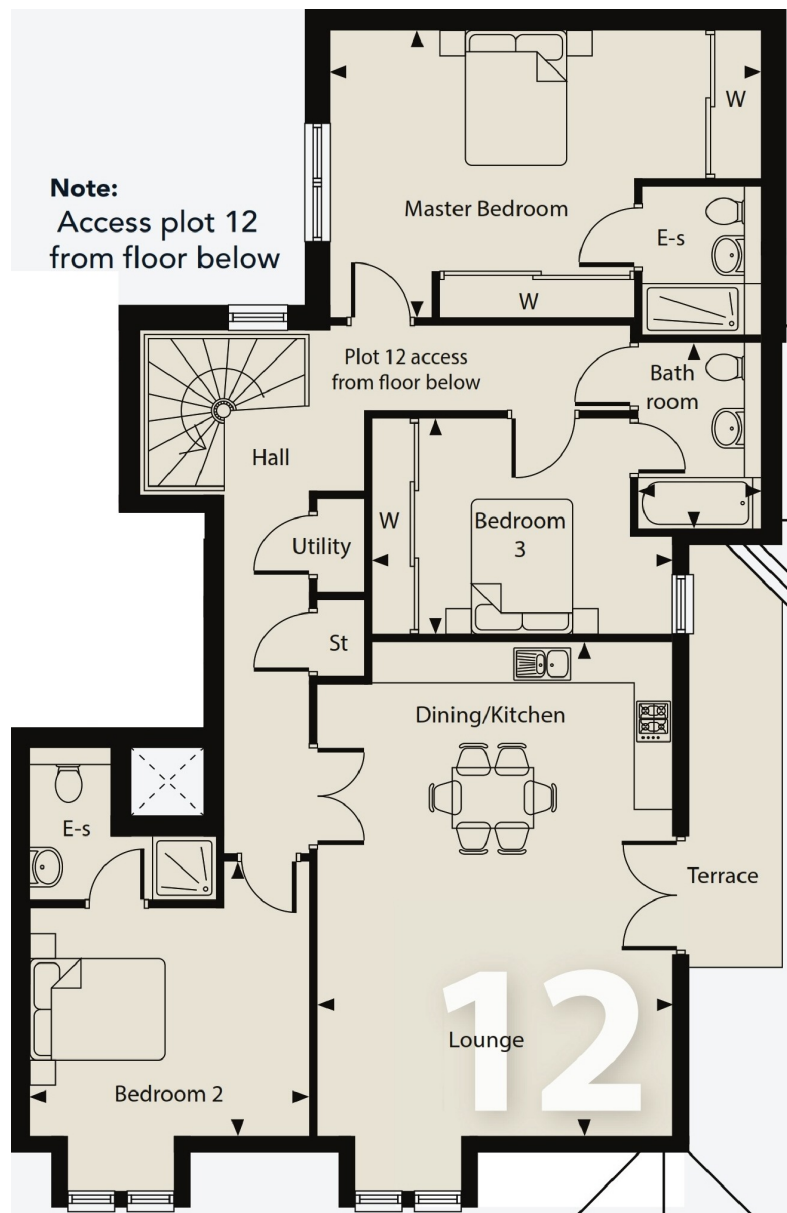
Note: Chamberlain Bell and Thorntons Property Services make every effort to ensure that all particulars are correct and up to date. The illustrations, floor plans and details shown are taken from the original plans and drawings for the development and are provided at this stage to give indications of the proposed layouts and finishings. These may alter during the construction and should be considered on that basis. The external images and the images showing furniture are computer generated and use virtual staging. The other images are examples from the previous show flat to show the quality of finish.







Lounge/Dining/Kitchen	17'3 x 23'11	5.26m x 7.29m
Bedroom 1	20'8 x 14'1	6.30m x 4.29m
Bedroom 2	14'7 x 10'6	4.45m x 3.20m
Bedroom 3	11'3 x 13'5	3.43m x 4.09m
Bathroom	8'11 x 5'11	2.72m x 1.80m



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Anton House
Broughty Ferry
DD5 2JT

PRICE LIST



Plot	Size (SQM)	Phase	Type	Price
<u>Ground floor</u>				
1	102.2	2	2 bed apartment	SOLD
2	73.3	2	2 bed apartment	SOLD
3	69.2	2	2 bed apartment	SOLD
4	97.1	2	2 bed apartment	SOLD
(Grd & 1 st flr)				
13	98.6	1	2 bed apartment	SOLD
14	94.9	1	2 bed apartment	RESERVED
<u>First Floor</u>				
5	73.0	2	2 bed apartment	SOLD
6	79.3	2	2 bed apartment	RESERVED
15	98.6	1	2 bed apartment	SOLD
16	94.9	1	2 bed apartment	RESERVED
<u>Second Floor</u>				
7	102.5	2	2 bed apartment	SOLD
8	64.4	2	2 bed apartment	SOLD
9	78.6	2	2 bed apartment	RESERVED
10	81.5	2	2 bed apartment	SOLD
17	98.6	1	2 bed apartment	SOLD
18	94.9	1	2 bed apartment	RESERVED
<u>Third Floor</u>				
11	112.7	2	3 bed apartment	SOLD
12	141.3	2	3 bed apartment	Fixed Price £350,000
19	109.6	1	2 bed apartment	SOLD
<u>Mews Block Rear</u>				
20	96.0		3 bed detached villa	SOLD
21	96.0		3 bed semi-detached villa	Fixed Price £279,950
22	96.0		3 bed semi-detached villa	SOLD

For further information please contact the sole selling agents **Thorntons Property Services, Whitehall House, 33 Yeaman Shore, Dundee DD1 4AR** Tel: 01382 200099 or newhomes@thorntons-law.co.uk