



8 Ballinard Gardens

| Broughty Ferry | DD5 1BZ

Thorntons 
Let's get a move on!



This is an outstanding opportunity to purchase a well presented ground floor apartment in a prime Broughty Ferry location. This luxury apartment is set within a quiet cul-de-sac and is only a short distance away from shops, bars, leisure facilities, popular beach front area and excellent commuter transport links.



No. 8 Ballard Gardens offers comfortable accommodation which comprises; bright open plan lounge, kitchen/dining room with integrated appliance's, fully tiled 3 piece bathroom and two double bedrooms with integrated mirrored wardrobe facilities. Attributes include secure entry system, gas central heating, double glazing and LED lighting throughout.

Externally the property benefits from residents private parking, garage, external store and a private garden area.

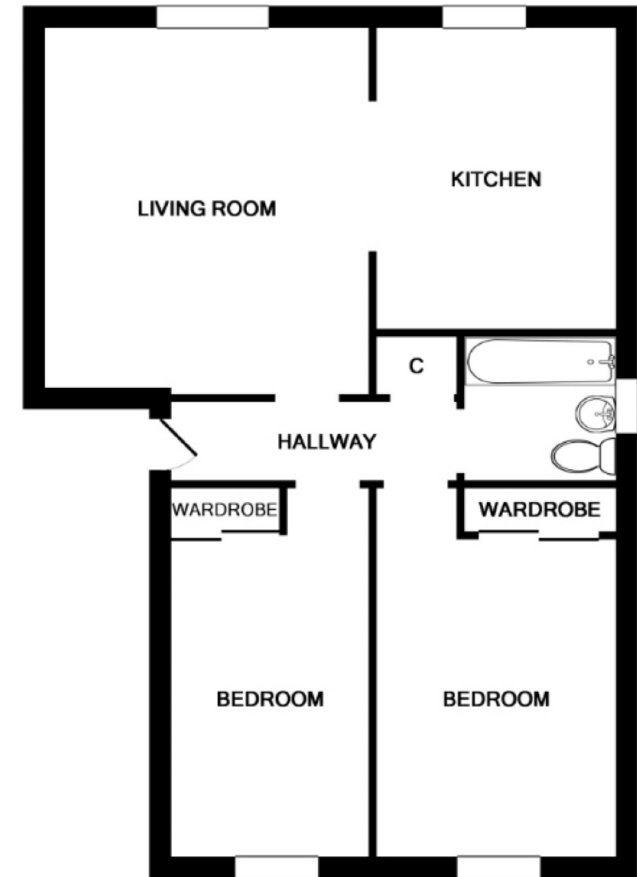
This property would be suitable for a number of buyers and early viewing is highly recommended.



- Ground Floor Apartment
- Central Broughty Ferry
- 2 Double Bedrooms
- Lounge
- Kitchen / Dining Room
- Bathroom
- GCH & DG, EPC C
- Secure Entry System
- Private Garden & Residents Parking
- Garage & External Store



Lounge	15'06 x 14'02 4.72m x 4.32m
Kitchen / Dining Room	8'10 x 12'04 2.69m x 3.76m
Bedroom	8'10 x 12'03 2.69m x 3.73m
Bedroom	8'03 x 15'00 2.51m x 4.57m
Bathroom	6'01 x 5'06 1.85m x 1.68m



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