



5 Heriot Gate, Cross Street

| Broughty Ferry | DD5 2DY

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



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Fixed Price £159,500



This is an excellent opportunity to obtain a tastefully decorated 1st floor apartment which is located within a small exclusive cul-de-sac close to Broughty Ferry shore area. The well kept block is accessed via a security entry system which leads to a communal carpeted stairwell and private mail boxes.



This ready to live in home benefits from ample storage facilities, double glazing, electric heating and will be sold with floor coverings, blinds, induction hob, oven and extractor hood included. The accommodation comprises: lounge/dining room, recently fitted dining kitchen, 2 bedrooms (each with fitted wardrobes) and a bathroom with shower over the bath.

Externally there is an allocated parking space, shared grounds and a useful clothes drying area.

A wide range of popular local amenities include shops, restaurants, schools, public transport, recreational facilities and the picturesque harbour and beach areas. Early viewing is highly recommended.



- HR VAL £160,000
- First Floor Apartment
- Lounge/Dining Room
- Modern Dining Kitchen
- 2 Double Bedrooms
- Bathroom
- D/G & ECH, EPC - C
- Security Entry System
- Private Parking
- Cul-de-sac Location

Lounge/Dining Room	15'8 x 13'11 4.78m x 4.24m
Dining Kitchen	11'4 x 8'5 3.45m x 2.57m
Bedroom 1	13'6 x 9'9 4.11m x 2.97m
Bedroom 2	13'6 x 8'2 4.11m x 2.49m
Bathroom	8'0 x 6'3 2.44m x 1.91m

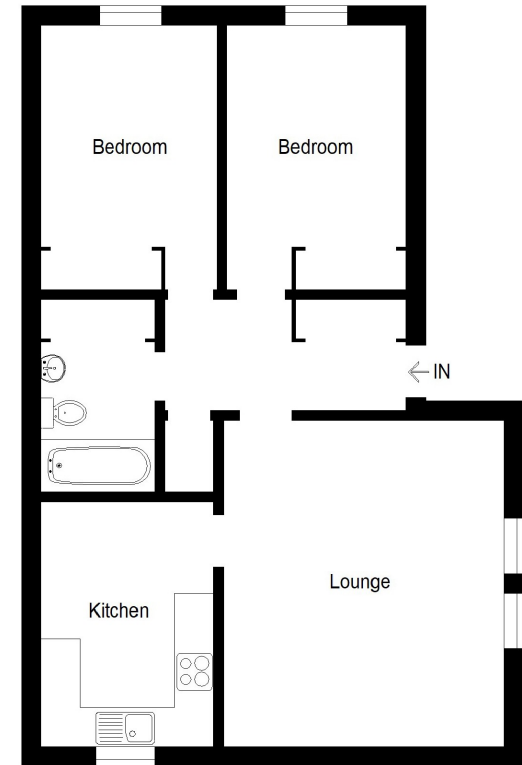


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