



## 37 Carolina Court

Broughty Ferry Road | Dundee | DD4 7JE

**Thorntons**   
The right way to move



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Freehold Offers Over £120,000



We are delighted to bring to the market this tastefully decorated 2nd/ top floor modern apartment which enjoys pleasant southerly views across the picturesque River Tay from the front elevation.



This well maintained, modern block is accessed via a security entry system which leads to a communal stairwell with a useful shared store.

The bright and spacious accommodation is in walk in condition throughout and comprises: Spacious hallway, Lounge with Juliet style balcony, 2 bedrooms, dining kitchen and a modern bathroom. All floorcoverings and blinds are included. The white goods are included within the sale and some items of furniture are available by separate negotiation. There are ample storage facilities including within the attic area.

Externally there are shared gardens maintained by Hillcrest Housing Association, an allocated private parking space plus additional visitors parking.

This particular property an exceptional example, is set within a small cul-de-sac with easy access to popular amenities at both Broughty Ferry and Dundee including public transport, cycle path, schools, shops, recreational facilities, universities and is thought to be an ideal 1st time purchase. Early viewing is highly recommended.



- 2nd/Top Floor Apartment
- Lounge with Juliet Balcony
- Dining Kitchen
- 2 Bedrooms
- Modern Bathroom
- Security Entry
- D/G & ECH, EPC C
- Allocated Parking
- Panoramic River Views



Lounge	15'10 x 10'10 4.83m x 3.30m
Dining Kitchen	11'5 x 8'6 3.48m x 2.59m
Bedroom 1	11'8 x 8'10 3.56m x 2.69m
Bedroom 2	8'2 x 8'2 2.49m x 2.49m
Bathroom	7'8 x 7'2 2.34m x 2.18m



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