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11 Ballinard Gardens

| Broughty Ferry | DD5 1BZ



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Offers Over £155,000

This is an outstanding opportunity to purchase a top floor apartment in central Broughty Ferry. The subject property is set within a private cul-de-sac location which offers immediate access to a wide range of excellent local amenities including recreational facilities, schools, contemporary shops, restaurants and the popular beach front area.

No.11 Ballinard Gardens has well-proportioned accommodation which comprises: bright lounge, spacious dining kitchen, shower room, adaptable box room/dressing room and two double bedrooms which both enjoy integrated storage facilities. Practical attributes include gas fired central heating, double glazing and secure entry system. Externally the property enjoys well maintained communal garden grounds plus residential parking facilities.

This property will appeal to a variety of buyers and early viewing is highly recommended.



- Top Floor Apartment

- Lounge

- Dining Kitchen

- 2 Double Bedrooms

- Adaptable Box/Dressing Room

- Bathroom

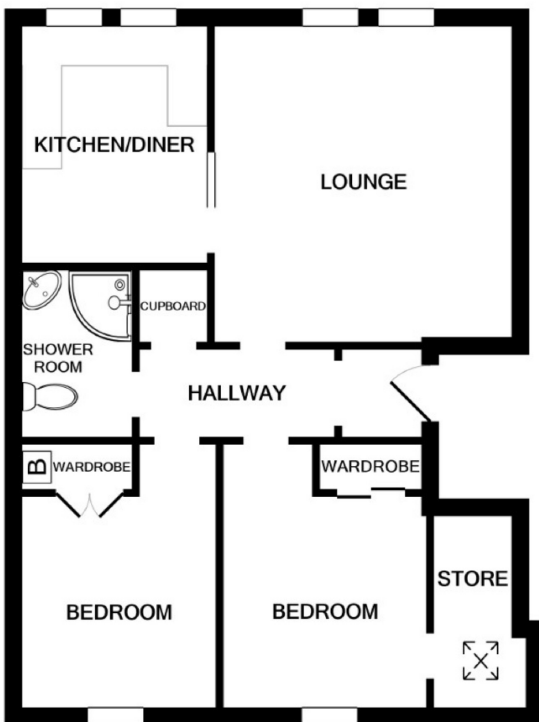
- GCH, DG, EPC C

- Secure Entry System

- Residential Parking Facilities

- Communal Garden Grounds





Lounge	15'9 x 14'3	4.80m x 4.34m
Kitchen/Dining	13'2 x 9'1	4.01m x 2.77m
Shower Room	6'1 x 5'7	1.85m x 1.70m
Bedroom 1	15'10 x 8'4	4.83m x 2.54m
Box Room/Dressing	13'2 x 4'8	4.01m x 1.42m
Bedroom 2	15'10 x 9'0	4.83m x 2.74m

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