



74A Gray Street
| Broughty Ferry | DD5 2DN

Thorntons 
The right way to move

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Fixed Price £140,000



Located in the heart of Broughty Ferry this first floor (top) flat is presented to the market in excellent condition having been recently decorated providing turnkey move for the new occupier. The flat is positioned just a few hundred yards from a wide variety of local shopping, public transport links, bars and restaurants and Broughty Ferry beach.



Internal accommodation is spacious and bright comprising; generous lounge, fitted dining size kitchen, two double bedrooms and a family bathroom fitted with sanitary wares and modern tiling. Specification is modern with double glazing throughout and recently installed high-efficiency electric heating.

Externally the property enjoys access to a maintained shared rear garden. Useful gate provides access to the public car park behind for which a parking permit can be obtained from Dundee city council.

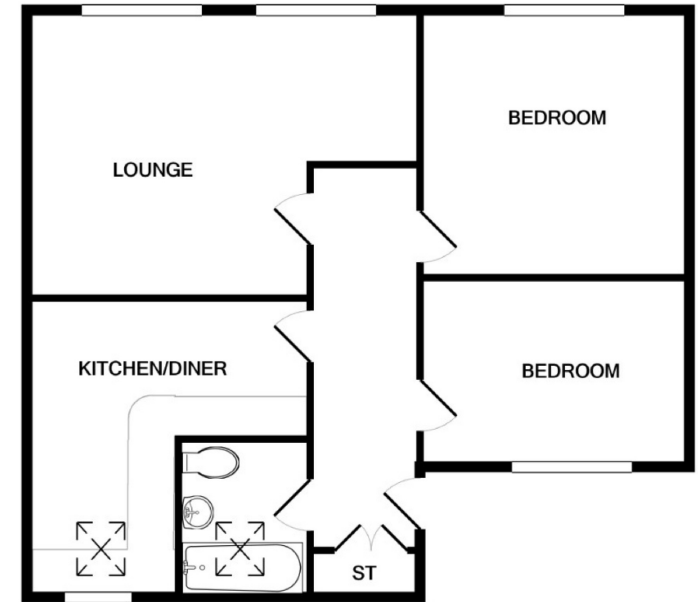
EPC Rating - D.



- Central location
- Popular Broughty Ferry position
- Two bedrooms
- Dining kitchen
- Modern bathroom
- Modern Electric Heating and DG: EPC - D
- Well tended communal gardens



Lounge	16'5 x 12'5 5.00m x 3.78m
Kitchen (L-Shaped)	13'3 x 12'9 4.04m x 3.89m
Bedroom 1	10'9 x 6'3 3.28m x 1.91m
Bedroom 2	11'1 x 10'9 3.38m x 3.28m
Bathroom	7'1 x 5'5 2.16m x 1.65m



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