



111a Broughty Ferry Road

| Dundee | DD4 6JZ

**Thorntons**   
The right way to move





This is a fantastic opportunity to purchase a lower level apartment in a sought-after central location. The property is ideally placed for a number of local amenities including: central Dundee, nearby Broughty Ferry, V&A Design Museum, universities, retail parks, schools and main arterial routes connecting to all parts of the city and beyond. Dundee being Scotland's fourth largest city has all the amenities expected from a major centre including a mainline railway station and domestic airport both which offer daily connections to the South of England.



No.11a Broughty Ferry Road offers comfortable accommodation which comprises: Spacious lounge, kitchen, bathroom with three piece suite and two well-proportioned bedrooms. Practical attributes include an external store, double glazing and gas fired central heating.

Please note selected white goods are included within the sale.

Externally the property benefits from on-street parking and private garden grounds.

This is an ideal buy-to-let investment or first time buy and early viewing is highly recommended. EPC Rating - C.



- Lower Level Apartment
- Central Location
- 2 Bedrooms
- Kitchen
- Bathroom
- GCH: DG; EPC - C
- Private Store
- Private Garden Grounds
- On-Street Parking

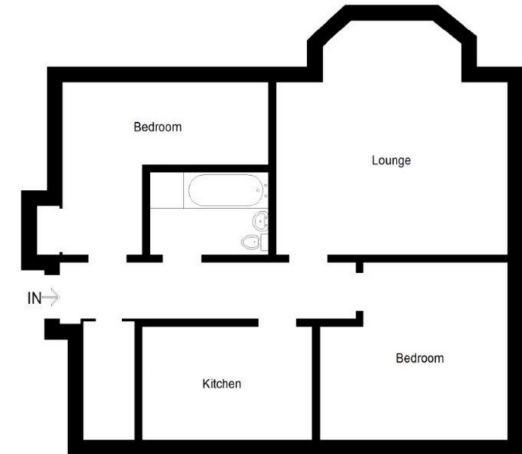


Illustration For Identification Purposes Only.  
Not To Scale (ID:689029 / Ref:75189)



Lounge	17'08 x 16'10 5.38m x 5.13m
Kitchen	10'01 x 6'02 3.07m x 1.88m
Bathroom	7'05 x 6'00 2.26m x 1.83m
Bedroom	15'06 x 11'01 4.72m x 3.38m
Bedroom	13'02 x 12'02 4.01m x 3.71m

