

T: 01382 200099

E: [dundee@thorntons-law.co.uk](mailto:dundee@thorntons-law.co.uk)  
[www.thorntons-property.co.uk](http://www.thorntons-property.co.uk)

Dundee | Anstruther | Arbroath | Cupar | Edinburgh  
Forfar | Kirkcaldy | Montrose | Perth | St Andrews

**Thorntons**   
The right way to move



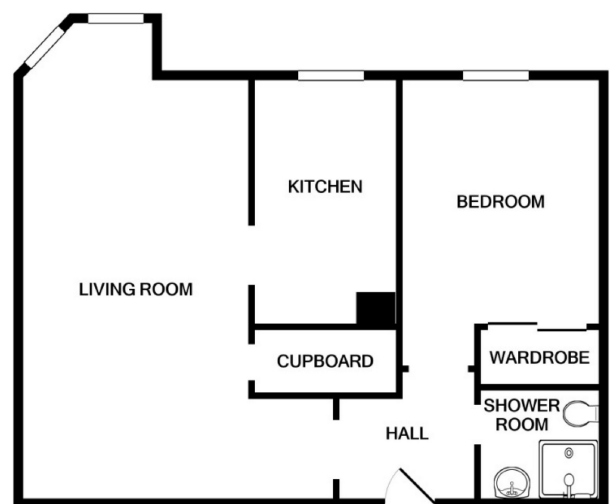
**35 Regent Place**  
| Broughty Ferry | DD5 1AT

Offers Over £105,000

|             |            |               |
|-------------|------------|---------------|
| Lounge      | 22'5 x 9'6 | 6.83m x 2.90m |
| Kitchen     | 5'9 x 9'7  | 1.75m x 2.92m |
| Shower Room | 6'1 x 5'0  | 1.85m x 1.52m |
| Bedroom     | 11'6 x 8'7 | 3.51m x 2.62m |

Located in a highly desirable central Broughty Ferry location, this recently modernised and upgraded first-floor retirement flat provides over 60's with a contemporary and well maintained accommodation. Internal accommodation is well proportioned comprising reception hallway with large storage cupboard off, spacious lounge with bay window and dining area, contemporary kitchen with quality integrated appliances, modern tiled shower room and spacious double bedroom with built-in wardrobes. Specification includes new high efficiency electric heating and double glazed windows. A pull cord system is installed and connected to the on-site warden. The development has a number of attributes including a lift, residents car park and on-site warden between Monday and Friday. The gardens are well tended and fully maintained by the factor. EPC - C.

- Second Floor, over 60's Flat
- Spacious Lounge/Dining Room
- Kitchen & Double bedroom
- Contemporary Shower Room
- DG; EPC- C
- High Efficiency Electric Heating
- Residents Parking & Lift
- On-Site Warden



Thorntons is a trading name of Thorntons LLP. Note: While Thorntons make every effort to ensure that all particulars are correct, no guarantee is given and any potential purchasers should satisfy themselves as to the accuracy of all information. Floor plans or maps reproduced within this schedule are not to scale, and are designed to be indicative only of the layout and location of the property advertised.

aspc êspc fife<sup>spc</sup> p<sup>spc</sup> t<sup>spc</sup> spc<sup>scotland</sup>

