



Carbett Castle, Flat 8 3 Camphill Road

| Broughty Ferry | DD5 2JZ

Thorntons 
The right way to move



Outstanding opportunity to purchase this well-presented ground floor flat located within central Broughty Ferry.

The location is only a short walk to Brook Street thus ideal for: shops, library, cafés, harbour, beach, train station and commuter bus routes into central Dundee and Ninewells Hospital.

This comfortable apartment is accessed via a security entry system with the accommodation comprising: vestibule, hallway with large store off, south facing lounge/dining having patio



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This comfortable apartment is accessed via a security entry system with the accommodation comprising: vestibule, hallway with large store off, south facing lounge/dining having patio door to the balcony, modern fitted kitchen/dining, fully tiled bathroom with 4 piece suite and two double bedrooms both with fitted wardrobe space. The lounge and bedroom have access to the balcony and benefit from the south facing river views whilst other attributes include: double glazing, gas fired central heating, security entry, carpets, blinds, light fittings, mains shower, integrated oven, hob, extractor, fridge, freezer, dishwasher and large store area.

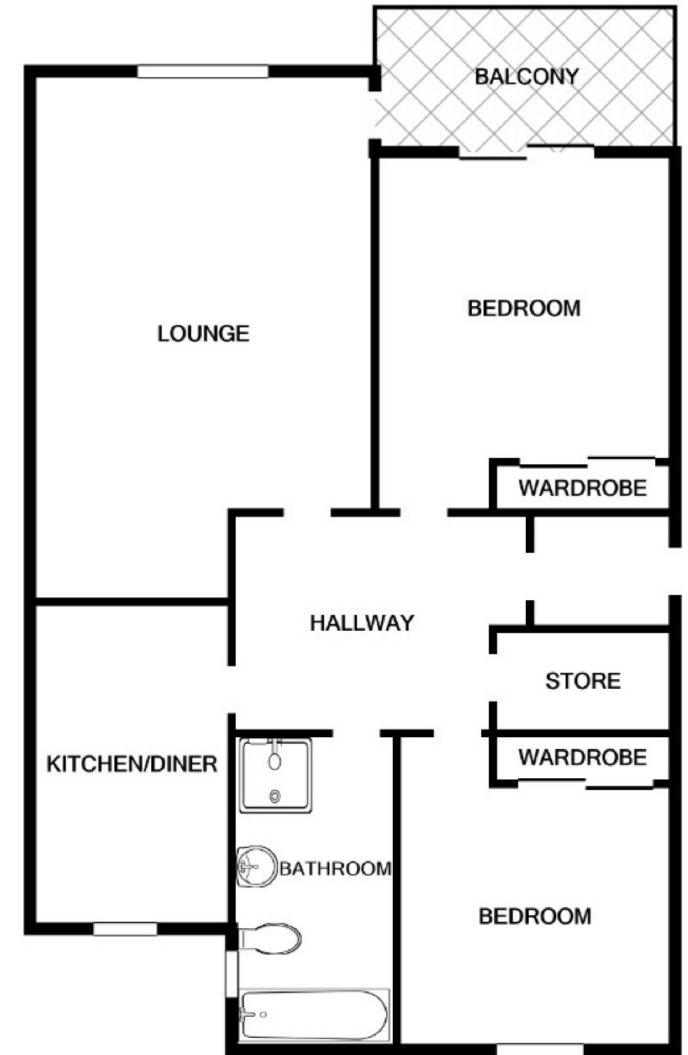
Vehicular needs are catered for by private and visitor parking. There are well-tended communal gardens whilst the monthly management charge covers maintenance and building insurance. This property is located within the highly sought-after Carbett Castle development and viewing is essential as the property is ideal for a variety of purchasers. EPC C



- Ground Floor Apartment
- Desirable Central Location
- River Views
- Vest, Hallway; Store
- Lounge/Dining; Balcony
- Fitted Kitchen/Dining
- Four Piece Suite Bathroom
- Two Double Bedrooms
- Sec Entry; D.G; GCH; EPC - C
- Private Parking; Gardens



Lounge/Dining	19'8 x 14'3 5.99m x 4.34m
Kitchen/Dining	12'10 x 10'9 3.91m x 3.28m
Bathroom	12'7 x 6'10 3.84m x 2.08m
Bedroom 1	13'6 x 9'7 4.11m x 2.92m
Bedroom 2	12'6 x 9'8 3.81m x 2.95m



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