



6 Broughty Ferry Road

| Dundee | DD4 6BD

**Thorntons**   
The right way to move



This is a fantastic opportunity to purchase a well-presented two storey maisonette situated in a popular location. From the front south-facing elevation there are excellent views to the River Tay and beyond. The property offers immediate access to: shops, schooling, universities, leisure facilities and excellent commuter transport links.



The subject property offers comfortable accommodation which comprises: private main door access, hallway, spacious lounge, kitchen, bathroom with three-piece suite, and three good sized bedrooms. Practical attributes include gas fired central heating and double glazing.

Externally the property benefits from a private patio area and on-street parking.

This is a fantastic investment opportunity and early viewing is highly recommended. EPC C.



- Maisonette Apartment
- Popular central location
- Stunning River views
- Private front door
- Lounge & Kitchen
- Bathroom & 3 bedrooms
- DG; GCH; EPC - C
- On street parking
- Private Patio Area



Lounge	16'4 x 15'6 4.98m x 4.72m
Kitchen	8'8 x 6'2 2.64m x 1.88m
Bathroom	12'9 x 6'5 3.89m x 1.96m
Bedroom	13'2 x 8'6 4.01m x 2.59m
Bedroom	9'10 x 6'7 3.00m x 2.01m
Bedroom	9'1 x 8'9 2.77m x 2.67m



1ST FLOOR

2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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