



**Thorntons**  
The right way to move

60a Castle Street, Broughty  
Ferry, Dundee, Angus DD5 2EJ





## Summary

A well presented duplex apartment located just a few hundred yards from the esplanade and the heart of Broughty Ferry. The accommodation offers a spacious layout comprising, hallway with storage cupboard, stairs leading to upper floor, bright lounge, bedroom two which is currently utilised as a home office, fitted dining kitchen with both wall and base units, contrasting worksurfaces, matching breakfast bar, oven, hob, extractor and a well presented shower room. Ascend to the second floor which offers a walk in storage cupboard. There is a generous master bedroom with a front facing window offering open outlook and en-suite. Bathroom with separate shower cubicle. Externally the property offers a well tended communal garden laid mainly to lawn and communal outhouse.

## Features

- Spacious Maisonette Flat
- Over The 1st & 2nd Floors
- Central Broughty Ferry Location
- Hall, Lounge, Dining Kitchen
- Shower Room
- 2 Bedrooms, 1 en-suite
- Double Glazing & Gas Central Heating
- Communal Rear Garden, Outhouse
- Viewing highly recommended
- EPC D

## Room Measurements

Lounge 13'1" x 12'2" (4.00m x 3.70m)

Kitchen 13'1" x 10'2" (4.00m x 3.10m)

Shower Room: 7'10" x 4'11" (2.40m x 1.50m)

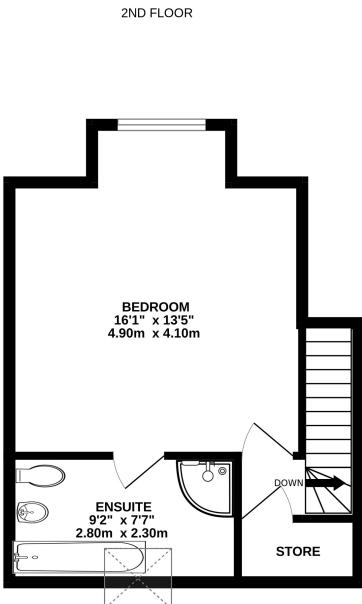
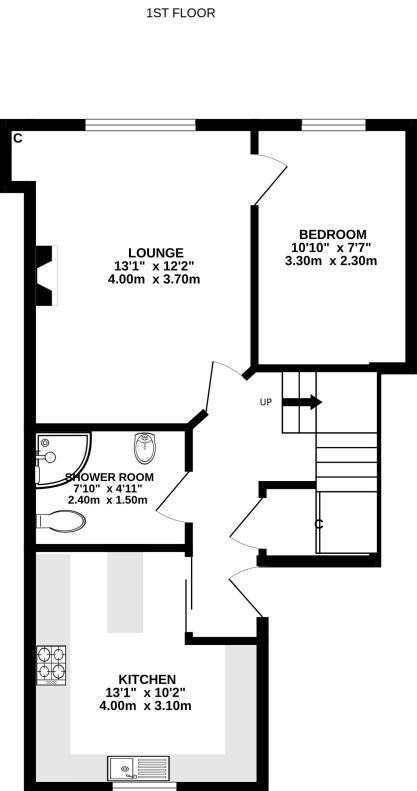
Bedroom 10'10" x 7'7" (3.30m x 2.30m)

Bedroom 16'1" x 13'5" (4.90m x 4.10m)

Ensuite Bathroom: 9'2" x 7'7" (2.80m x 2.30m)



# Floorplan



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility can be accepted for any errors, omissions or representations. 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.

While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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