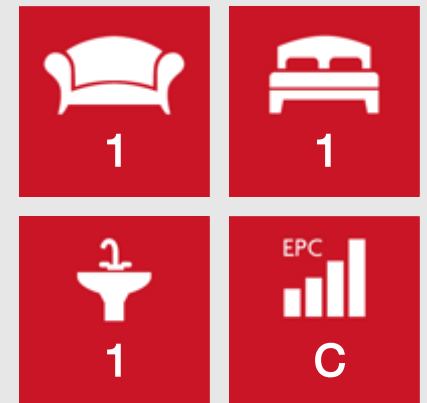




**Thorntons**   
The right way to move

Flat 26, 131 St Vincent Court,  
St Vincent Street, Broughty  
Ferry, Dundee, Angus DD5  
2DA







## Summary

This delightful second floor retirement flat forms part of a well-regarded development designed exclusively for residents aged 60 years and over. The flat comprises: Bright lounge with a Juliette balcony, well-proportioned double bedroom fitted with built-in storage, modern kitchen with well laid out with ample wall and base units and contemporary shower room. Residents enjoy the reassurance of a managed development, with lift access, a residents' lounge an well-maintained communal areas. The property is ideally located in Broughty Ferry, close to a range of local amenities including shops, cafes, transport links and the scenic waterfront.

## Features

- Retirement Apartment
- Lounge
- Kitchen
- Double Bedroom
- Shower Room
- Residents Parking
- Residents Lounge
- Electric Heating
- Popular Location

## Room Measurements

Lounge/Diner 14'2" x 11'3" (4.33m x 3.42m)

Kitchen 7'2" x 6'0" (2.19m x 1.82m)

Shower Room 6'3" x 6'0" (1.90m x 1.82m)

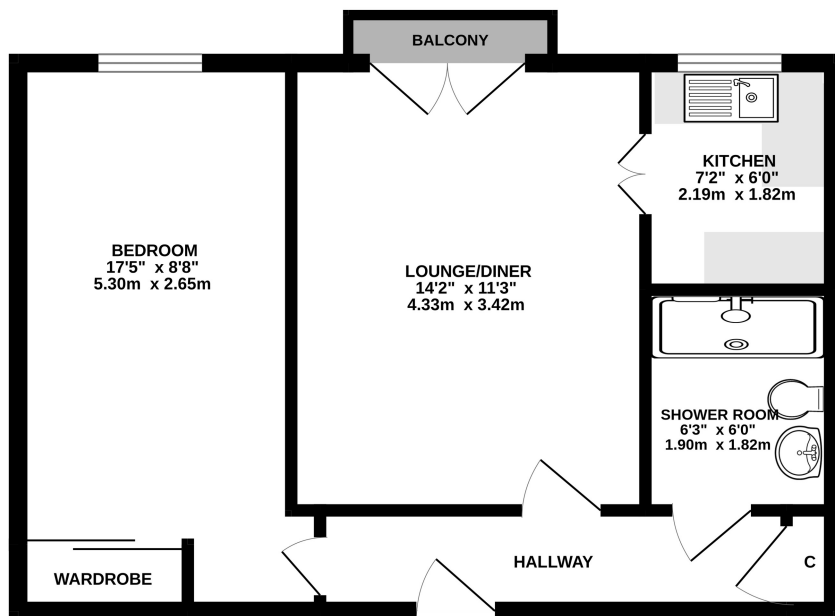
Bedroom 17'5" x 8'8" (5.30m x 2.65m)





# Floorplan

## 2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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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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