

Flat 11, 78 Broughty Ferry  
Road, Dundee DD4 6JR







## Summary

Top floor apartment, located in a popular residential area, features well-proportioned accommodation comprising: a bright and spacious lounge with views of the River Tay, a fitted kitchen, bathroom, and two generously sized bedrooms. Additional benefits include electric central heating, double glazing, secure entry, and ample storage throughout. Externally, the property enjoys access to communal gardens, a well-maintained drying area, and off-street parking to the rear. This apartment is ideal for a variety of buyers, and early viewing is highly recommended.

## Features

- Top floor Apartment with secure entry
- Lounge with River Tay Views
- Kitchen
- Two Double Bedrooms with built in storage
- Bathroom
- Electric Heating; DG; EPC - D
- Parking to Rear for Residents
- Ideal First Time Buy or Investment

## Room Measurements

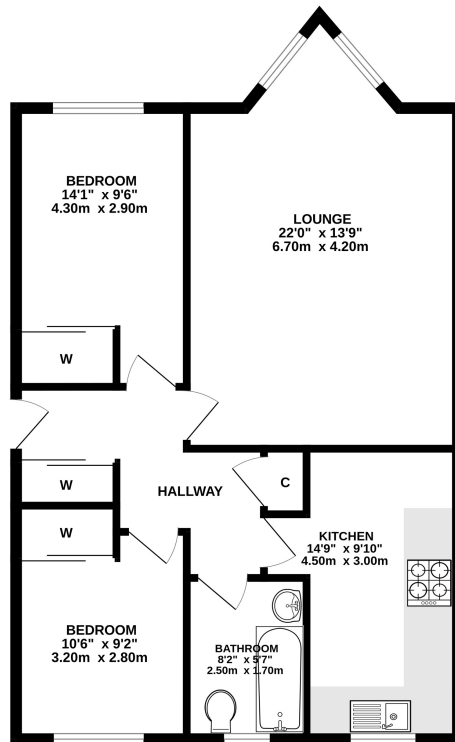
Lounge: 22'0 x 13'9 (6.70m x 4.20m)  
 Kitchen: 14'9 x 9'10 (4.50m x 3.00m)  
 Bedroom: 14'1 x 9'6 (4.30m x 2.90m)  
 Bedroom: 10'6 x 9'2 (3.20m x 2.80m)  
 Bathroom: 8'2 x 5'7 (2.50m x 1.70m)





# Floorplan

2ND FLOOR  
736 sq.ft. (68.4 sq.m.) approx.



TOTAL FLOOR AREA: 736 sq.ft. (68.4 sq.m.) approx.  
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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