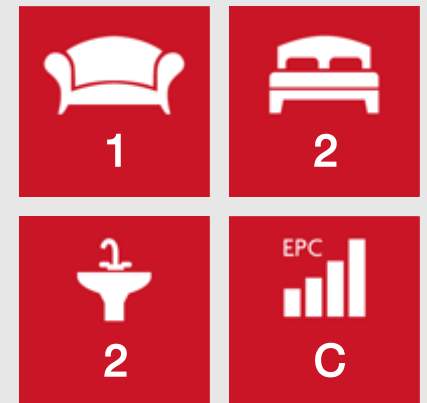




**Thorntons**   
The right way to move

9 Ogilvie Court, Broughty Ferry,  
Dundee, Angus DD5 1LR







## Summary

First floor apartment situated in a most sought after area of Broughty Ferry. This is a wonderful location close to the yacht club with uninterrupted views of the river and beyond. Accommodation comprises: hallway, well proportioned lounge/ dining room with French doors, fitted kitchen with small breakfast bar, master bedroom with en suite shower room, second double bedroom and bathroom. Although in need of some modernisation benefits include double glazing and gas central heating. There is also a security entry system. Outside there are attractive communal grounds and there is an garage with storage space and parking in front.

## Features

- First Floor Apartment
- Magnificent River Views
- Lounge /Dining Room
- Fitted Kitchen and Appliances
- Family Bathroom
- 2 Bedrooms,1 En Suite
- GCH; DG; EPC - C
- Secure Entry
- Integral Garage
- Viewing Highly Recommended

## Room Measurements

Lounge/Diner: 16'1 x 15'2 (4.90m x 4.63m)

Kitchen: 11'2 x 7'10 (3.40m x 2.40m)

Bedroom: 15'1 x 9'10 (4.60m x 3.00m)

En-Suite: 6'7 x 5'3 (2.00m x 1.60m)

Bedroom: 12'1 x 9'0 (3.68m x 2.75m)

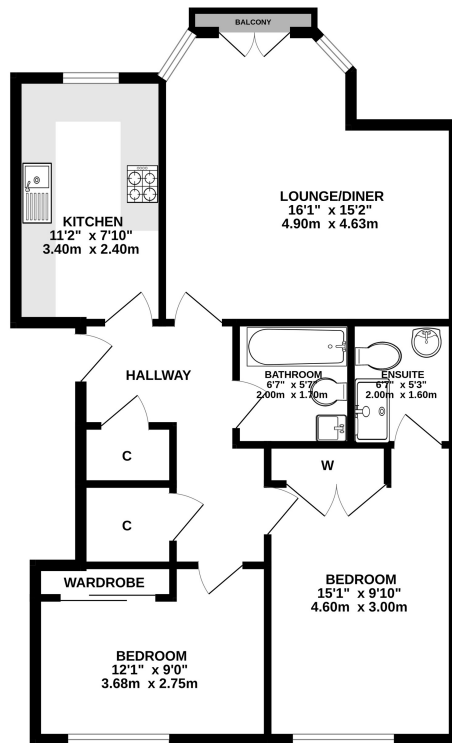
Bathroom: 6'7 x 5'7 (2.00m x 1.70m)





# Floorplan

1ST 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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## Our Branches

### ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA  
01333 310481  
anstrutherea@thorntons-law.co.uk

### ARBROATH

Brothockbank House, Arbroath, DD11 1NE  
01241 876633  
arbroathea@thorntons-law.co.uk

### BONNYRIGG

3-5 High Street, Bonnyrigg, EH19 2DA  
0131 663 7315  
bonnyriggea@thorntons-law.co.uk

### EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket Terrace, Edinburgh, EH12 5HD  
0131 297 5980  
edinburghea@thorntons-law.co.uk

### CUPAR

49 Bonnygate, Cupar, KY15 4BY  
01334 656564  
cuparea@thorntons-law.co.uk

### DUNDEE

Whitehall House, 33 Yeaman Shore, Dundee DD1 4BJ  
01382 200099  
dundeeea@thorntons-law.co.uk

### FORFAR

53 East High Street, Forfar, DD8 2EL  
01307 466886  
forfarea@thorntons-law.co.uk

### PERTH

7 Whitefriars Crescent, Perth, PH2 0PA  
01738 443456  
perthea@thorntons-law.co.uk

### INVERNESS

Kintail House, 2 Sir Walter Scott Drive, Inverness, IV2 3BW  
01463 893997  
genea@thorntons-law.co.uk

### ST ANDREWS

19-21 Bell Street, St Andrews  
01334 474200  
standrewsea@thorntons-law.co.uk

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