



Thorntons
The right way to move

96a Gray Street, Broughty
Ferry, Dundee, Angus DD5
2DN

 1	 3
 1	 EPC D



Summary

First-floor apartment located within central Broughty Ferry. The bright accommodation comprises: hallway, spacious lounge, kitchen/dining with a range of wall and base units, bathroom with four-piece suite and three good sized bedrooms. Attributes include: double glazing, gas central heating, secure entry, floor coverings, oven, hob, extractor fan and ample storage throughout. Externally the property benefits from on street parking and there is well maintained communal garden area to the rear.

Features

- First Floor Apartment
- Central Location
- Lounge
- Kitchen/Dining
- 3 Bedrooms
- Bathroom
- GCH; DG; EPC - D
- Shared Rear Garden

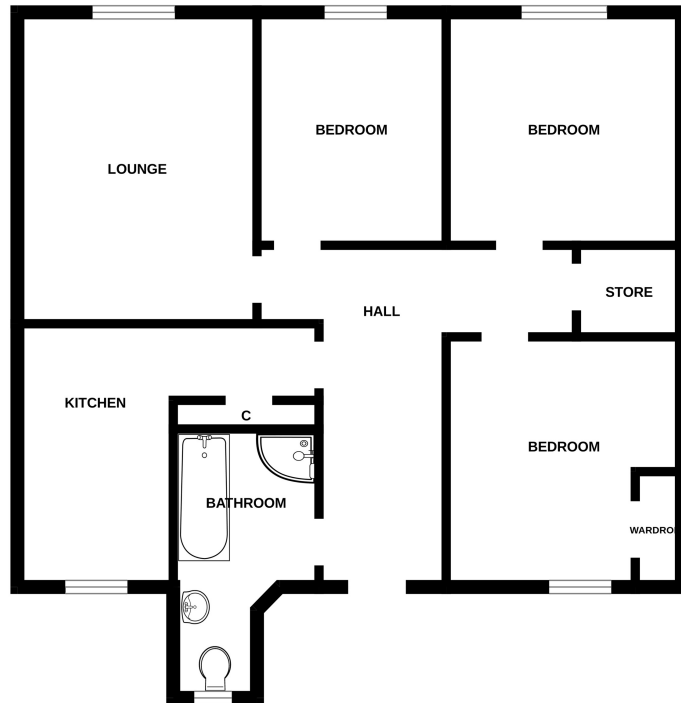
Room Measurements

Lounge: 12' 05" x 17' 03" (3.78m x 5.26m)
Kitchen/Dining: 10' 01" x 11' 00" (3.07m x 3.35m)
Bedroom 1: 10' 08" x 11' 05" (3.25m x 3.48m)
Bedroom 2: 11' 02" x 11' 03" (3.40m x 3.43m)
Bedroom 3: 6' 04" x 11' 04" (1.93m x 3.45m)
Bathroom: 5' 05" x 11' 11" (1.65m x 3.63m)



Floorplan

FIRST 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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Our Branches

ANSTRUTHER

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

DUNDEE

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

ARBROATH

165 High Street, Arbroath, DD1 1DR
01241 876633
arbroathea@thorntons-law.co.uk

FORFAR

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

BONNYRIGG

3-7 High Street, Bonnyrigg, EH19
2DA
0131 663 7135
bonnyriggea@thorntons-law.co.uk

MONTROSE

55 High Street, Montrose, DD10 8LR
01674 673444
montrosesea@thorntons-law.co.uk

EDINBURGH

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

PERTH

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

CUPAR

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

ST ANDREWS

17-21 Bell Street, St Andrews, KY16
9UR
01334 474200
standrewsea@thorntons-law.co.uk

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