



Thorntons 
The right way to move

19 Woodlands Gardens,
Abercromby Street, Broughty
Ferry, Dundee, Angus DD5 2ST





Summary

Spacious, two-bedroom ground floor flat in a popular residential area. The property is ideally situated for ease of access to a number of local amenities. The accommodation comprises: hallway, bright and spacious lounge, fitted kitchen, two good sized double bedrooms both with built in wardrobes, and shower room. Benefits include double glazing and air source heat pump. There is ample storage throughout and a secure phone entry system. Included in the sale will be all floor and window coverings. The white goods in the kitchen will also be included but no guarantees are given. Externally there is a designated parking space and lovely communal gardens. There is currently a factor fee payable which keeps all the communal areas maintained to a high standard and includes buildings insurance.

Features

- Ground Floor Flat
- Move In Condition
- Private Residents Parking
- Lounge
- Kitchen
- Two Double Bedrooms with built in storage
- Shower Room
- Air Source Heat Pump Providing Heating and Hot Water
- Ideal First Time Buy or Retirement property
- Double Glazing. EPC B

Room Measurements

Lounge: 4.23m x 5.31m (13' 11" x 17' 5")

Kitchen: 3.04m x 3.30m (10' 0" x 10' 10")

Bedroom: 2.77m x 3.42m (9' 1" x 11' 3")

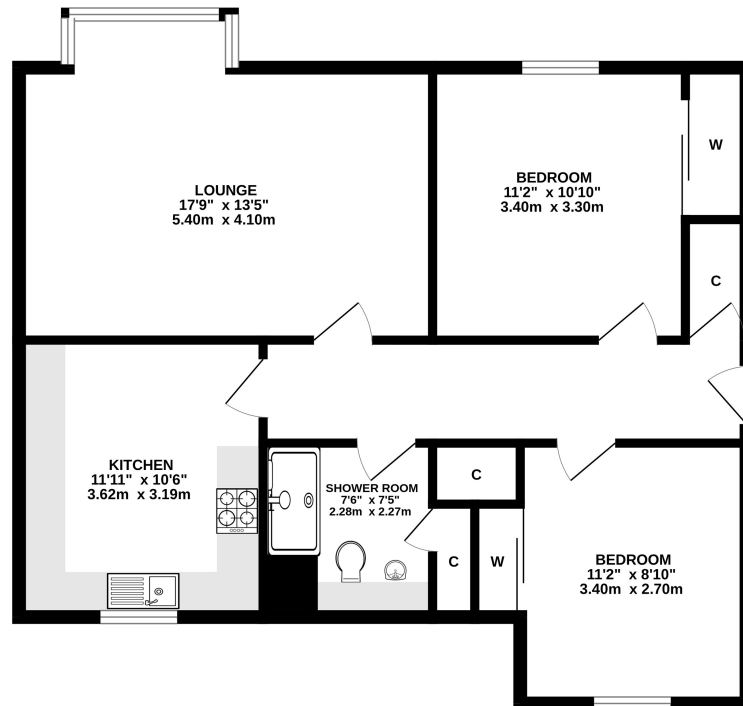
Bedroom: 3.36m x 3.38m (11' 0" x 11' 1")

Shower Room: 2.26m x 2.29m (7' 5" x 7' 6")



Floorplan

GROUND 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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