





14 Carbet Castle, 3 Camphill Road

BROUGHTY FERRY, DD5 2JZ

2 BEDROOMS • GROUND FLOOR • BALCONY • PRIVATE PARKING

Offers over £259,000

Enjoying a prime position in central Broughty Ferry, this ground floor apartment is located within a highly desirable modern development just a few hundred metres from prime shopping, frequent public transport and the beachfront promenade.

The development, accessed from Camphill Road, is beautifully tended and offers a private parking space directly in front of apartment 14 allowing for easy access. Communal areas are well kept, carpeted and fitted with a secure entry system. Internal accommodation is generous comprising; entrance hallway with storage cupboard off, impressive lounge with deep bay window and access to the spacious south facing balcony. The kitchen is fitted with a range of modern units, breakfast bar and integrated appliances. There are two double bedrooms, the master enjoying an en-suite shower room. A modern shower room completes the home. Specification includes gas central heating and full double glazing. Externally the gardens are well stocked and maintained by a development factor. There is ample visitor parking and a private allocated space for apartment 14. EPC - C





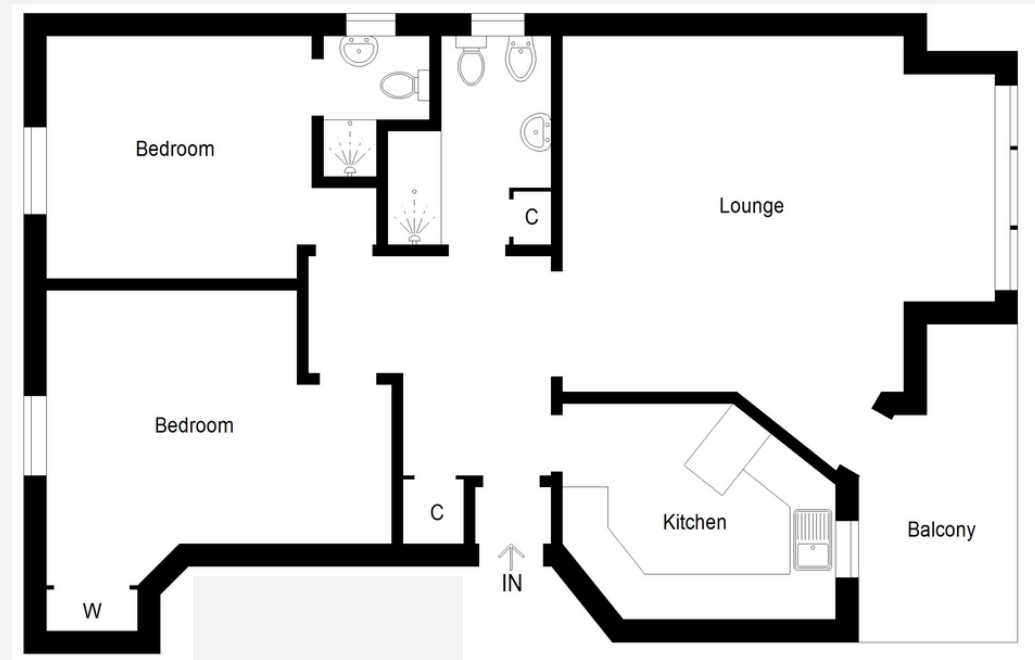




LOCATION



FLOOR PLAN



ROOM DIMENSIONS

Lounge: 19'5 x 14'6

Kitchen: 13'7 x 9'10

Bedroom One: 12'2 x 10'1

En-Suite: 5'8 x 4'1

Bedroom Two: 11'3 x 11'5

Bathroom: 8'1 x 5'3



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