





12 WHINNY BRAE

BROUGHTY FERRY, DD5 2HW

2 BEDROOMS • OPEN PLAN LIVING/DINING & KITCHEN • 2 BATHROOMS

OFFERS OVER £240,000

After complete refurbishment in 2016, the former Eastern Primary School in the heart of Broughty Ferry, was divided into 27 high specification luxury apartments now known as the Eastern Residences. The property is just a few hundred meters from the areas main amenities including restaurants, the beachfront and excellent public transport links.

The property is accessed via a secure entry video system with fully carpeted and wood panelled communal hallways. At 115 square meters this ground floor maisonette offers the largest floor area within the development. Accommodation is spacious comprising reception hallway with cloaks and under stair store, generously proportioned living area with ample space for formal dining, high quality German 'Hacker' kitchen with integrated appliances and quartz countertops. A useful utility room and large pantry are located off the kitchen area. There are two generous double bedrooms within the mezzanine level both with fitted wardrobes. The bathroom and shower room located on each level are fitted with high quality sanitary wares and contemporary tiling. Specification is equally modern with full double glazing and high-efficiency gas central heating. The development is beautifully maintained and offers private allocated parking for two vehicles, guest parking, bike store, covered drying area and well maintained residents gardens. EPC - B











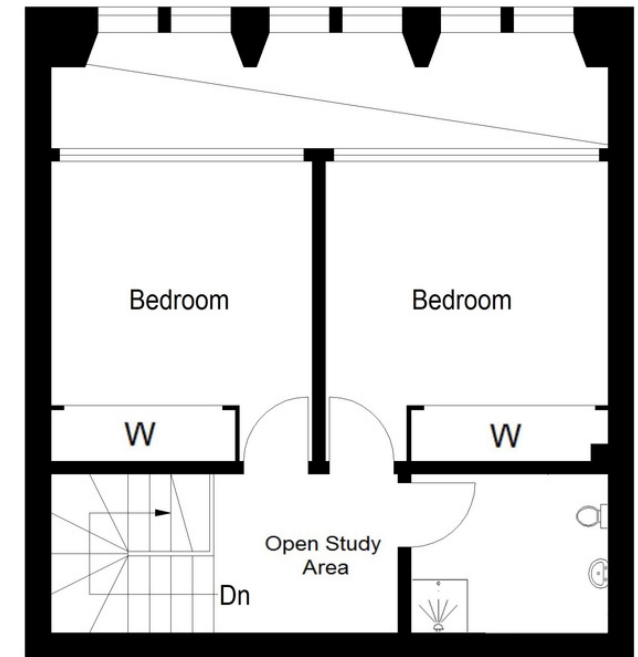
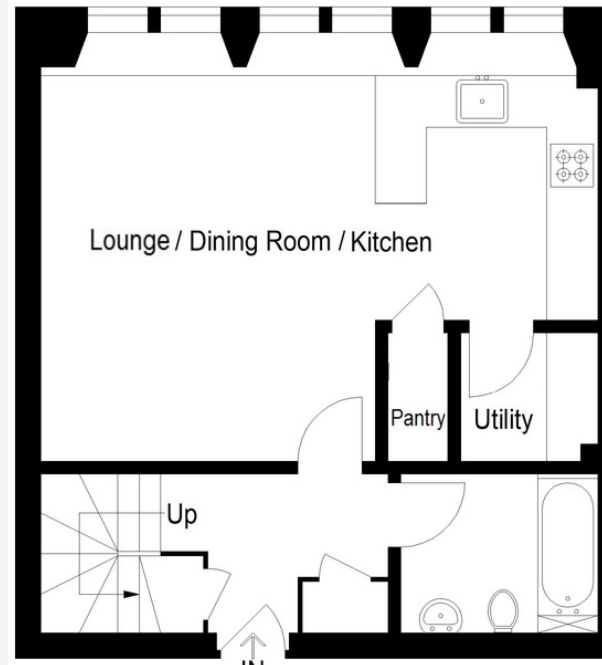




LOCATION



FLOOR PLAN



ROOM DIMENSIONS

Living, Dining, Kitchen - 26'0 x 19'0

Utility - 7'4 x 4'2

Master Bedroom - 13'2 x 11'8

Bedroom 2 - 12'6 x 11'8

Ground Floor Bathroom - 8'6 x 7'2

First Floor Bathroom - 8'8 x 7'0



VERDALA

WWW.VERDALA.CO.UK



Brook House, 86 Brook St, Broughty Ferry, Dundee DD5 1DQ

01382 847113 • hello@verdala.co.uk