



HARMONY HOMES
ESTATE AGENCY



22 Whinny Brae, Broughty Ferry, DD5 2HW

Fixed asking price £199,995



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22 Whinny Brae

Broughty Ferry, DD5 2HW

NEW FIXED PRICE £199,995 !!!(Over £10,000 Below Home Report Valuation) !!!

Nestled in the charming area of Whinny Brae, Broughty Ferry, this stunning apartment in a stunning converted listed building/ former Eastern Primary school offers a delightful blend of modern living and historical charm. Built in 1912, the property has been thoughtfully converted into a spacious two-bedroom apartment within a beautifully maintained listed building.

Spanning an impressive 969 square feet, this first-floor residence boasts an open-plan living room that seamlessly integrates with a large, contemporary kitchen, perfect for both entertaining and everyday living. The apartment features two generously sized double bedrooms, each equipped with built-in wardrobes, providing ample storage space. The modern bathroom, complete with a shower over the bath, adds to the convenience of this lovely home.

Natural light floods the apartment, thanks to its south-facing orientation and double-glazed windows, creating a warm and inviting atmosphere throughout. The property is equipped with gas central heating, ensuring comfort during the cooler months.

Residents will appreciate the added security of the security entry system, lifts and an allocated parking space, along with ample visitor parking for guests. The beautifully landscaped garden grounds offer a serene escape, perfect for enjoying the outdoors.

Situated in a prime location, this property is just a stone's throw away from a variety of shops, cafes, and the stunning beach, making it an ideal choice for those seeking a vibrant community lifestyle. This apartment truly represents a unique opportunity to own a piece of history while enjoying the comforts of modern living in Broughty Ferry.



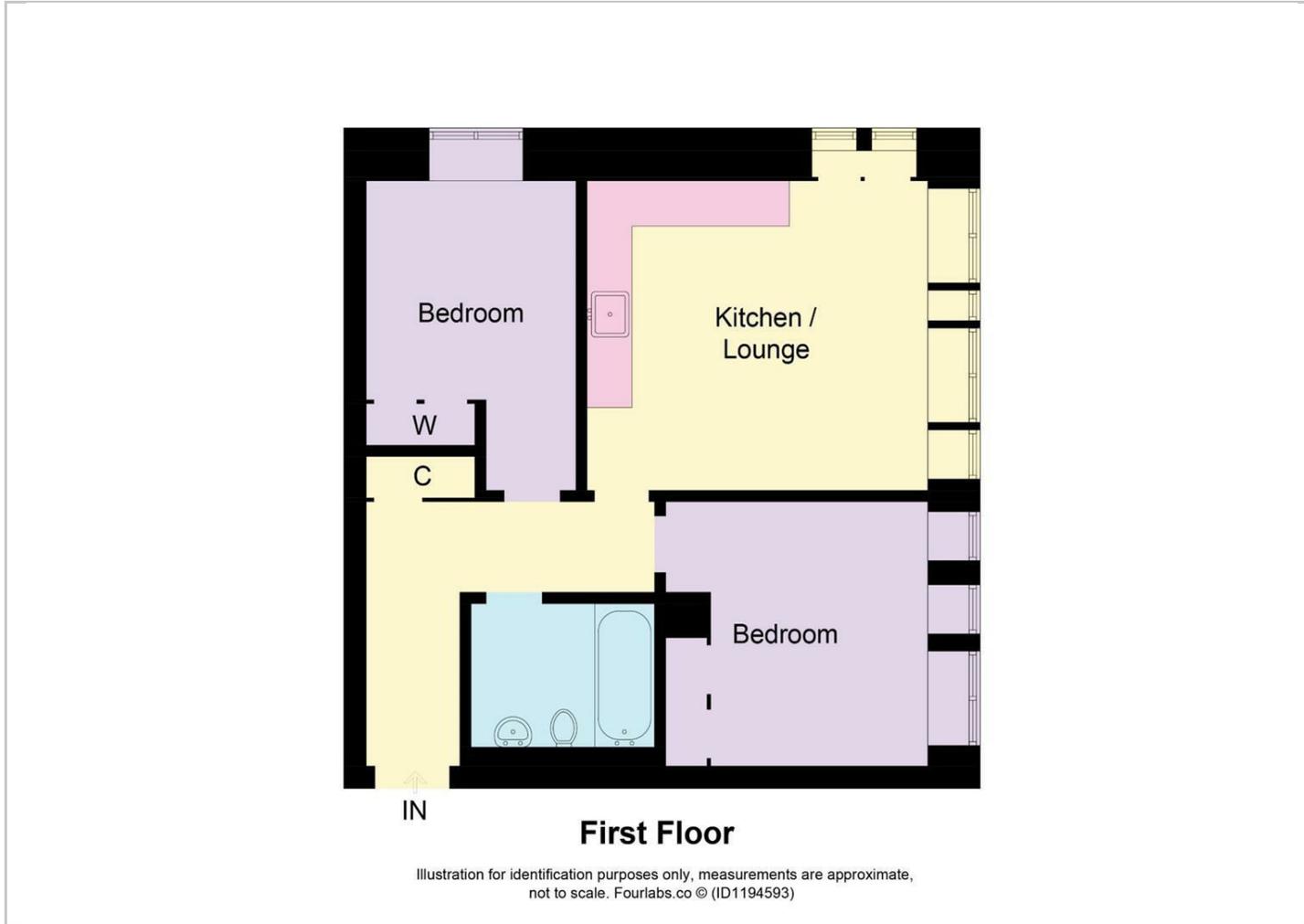


Directions





Floor Plans



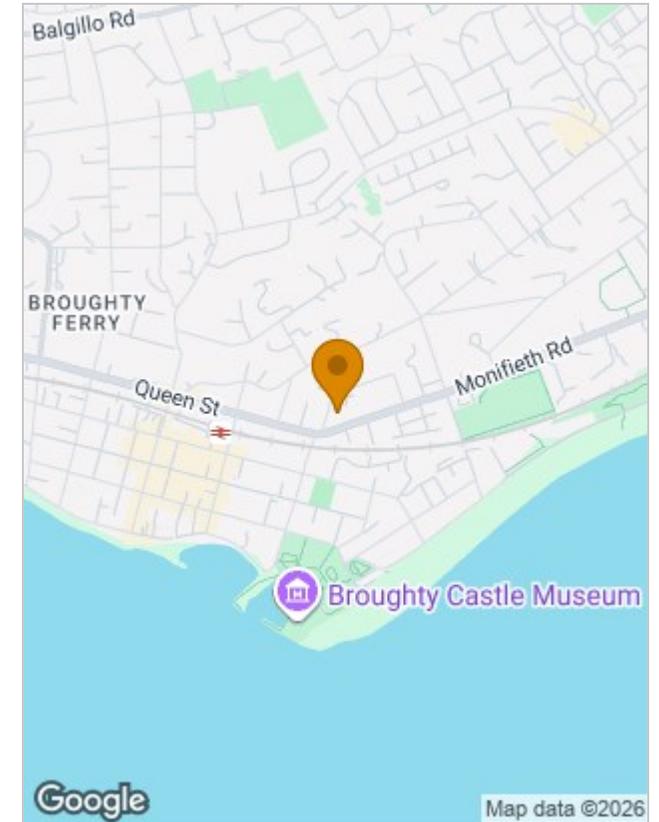
Viewing

Please contact our Harmony Homes Office on 01382 819155 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	