

Simple Approach



Estate Agents



131 St. Vincent Street, Dundee
DD5 2DA

Offers over £210,000

An exceptional opportunity to purchase a generously proportioned, bright third floor apartment which forms part of a retirement complex within central Broughty Ferry. Situated close to a wide range of amenities including restaurants, coffee shops, recreational facilities, the beach and local transport links including the train station.

The property, which benefits from a security entry system, double glazing and electric heating, comprises a bright and spacious lounge with ample space for dining, a sleek kitchen, two generous bedrooms with fitted wardrobes and a shower room. The impressive list of attributes includes secure entry access, lift, communal laundry, residents' lounge, development manager, well-maintained communal gardens and resident and visitors' parking.

The development is exclusively for residents over the age of 60 and is managed with a monthly management fee. Residents benefit from a part-time warden, well-maintained communal facilities, planned activities and a 24-hour care line system, providing a secure and sociable environment.

Age restrictions and factor fees apply.

Lounge

22'6" x 10'7" (6.86 x 3.24)

Kitchen

7'5" x 5'3" (2.28 x 1.61)

Bedroom One

13'6" x 9'3" (4.12 x 2.82)

Bedroom Two

13'5" x 9'3" (4.10 x 2.82)

Shower Room

5'2" x 6'7" (1.58 x 2.02)

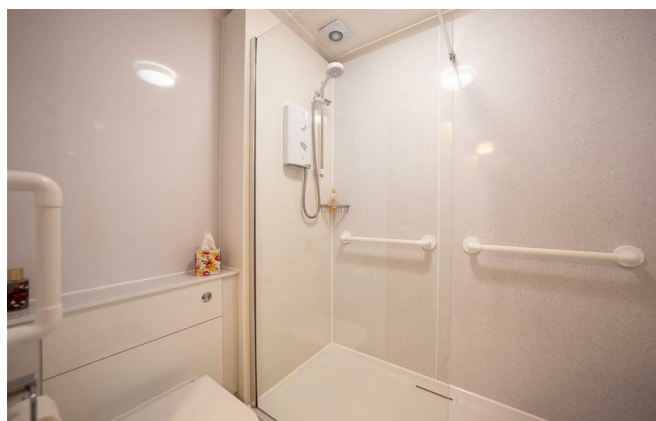




- Third Floor Retirement Apartment
- Exclusively For Residents Aged 60+
- Residents And Visitors Parking
- Electric Heating & Double Glazing

- Central Broughty Ferry Location
- Secure Door Entry System
- 24-Hour Care Line System

- Two Generous Bedrooms
- Lift Access
- Close To Local Amenities, Transport Links And Broughty Ferry Beach



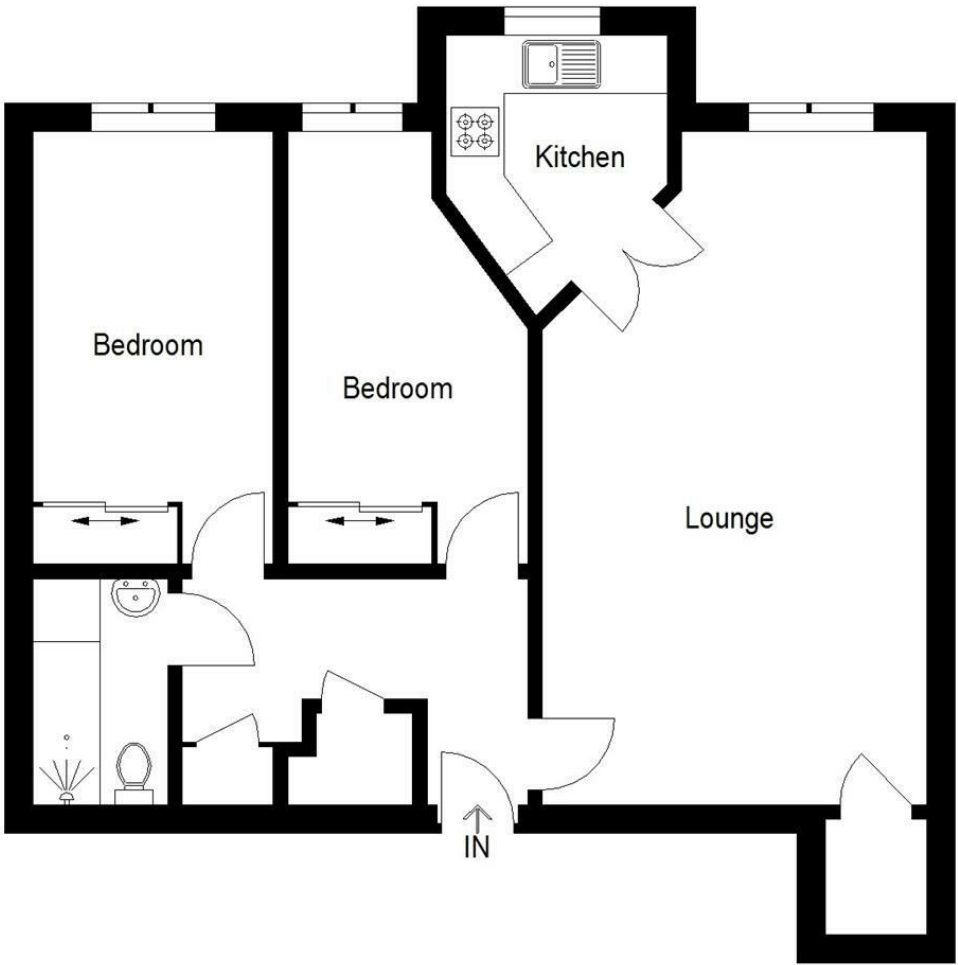
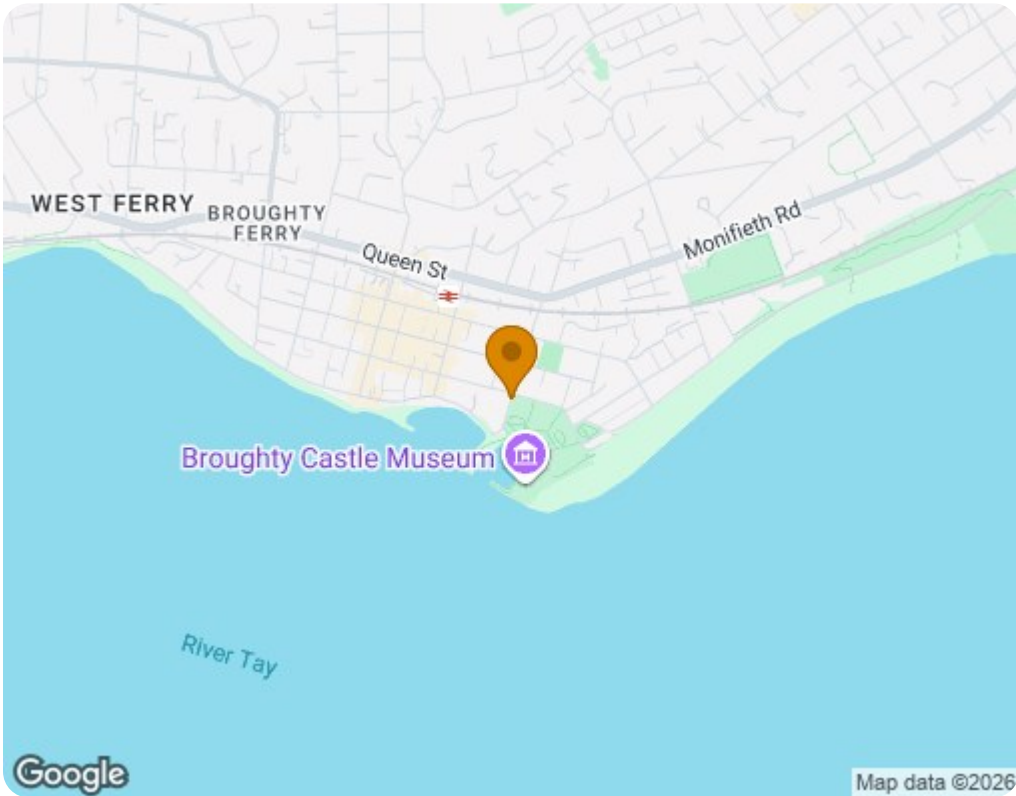


Illustration For Identification Purposes Only. Not To Scale (ID:1234556 / Ref:91258)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B	90	92
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		