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Flat 4 Northwood Court, 114 Strathern Road, Broughty Ferry DD5 1JW







*Well presented two bedroom, first floor apartment in a popular retirement complex in Broughty Ferry*

2 Bed | 1 Bath | 1 Reception

This well presented two bedroom first floor apartment is situated within the very popular Northwood Court retirement complex which is located in the popular suburb of Broughty Ferry. This lovely apartment benefits from double glazing, electric heating, attic space and included in the sale are all carpets, floor coverings and blinds where fitted.

The accommodation comprises a bright and spacious lounge/dining room dual aspect windows, fitted kitchen, two double bedrooms benefitting from fitted wardrobes and shower room.

Externally the property lies within well maintained communal garden grounds and there is ample residents parking available.

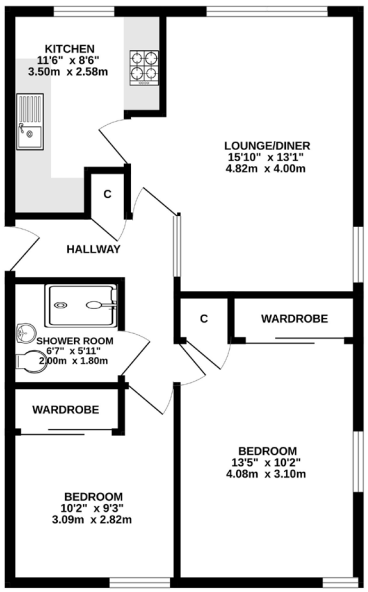
This particular flat is 100% ownership and there is a monthly management charge, payable to Caledonia Housing Association, for the upkeep and maintenance of all common areas. This is currently £112 per month, which includes building insurance and ensures that all communal areas are kept to a high standard. Please note that the development is subject to an age restriction of 55 years and over.

## Offers Over £150,000

### Features

- Hallway
- Bright and spacious lounge/ diner
- Fitted Kitchen
- Two Double Bedrooms
- Shower Room
- Double glazing
- Electric Heating
- Communal Gardens
- Secure door entry system
- Residents' and visitor parking
- EPC Rating D

1ST 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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Broughty Ferry is a prestigious suburb situated to the east of Dundee City which enjoys the best of both a coastal lifestyle and the vibrant City of Dundee on its doorstep. Both residents and visitors enjoy its long sandy beach, esplanade and castle ideal for dog walking and an afternoon stroll. The “Ferry” boasts an array of individual shops, cafes and restaurants including the famous ‘Visocchi’s’ ice cream shop and Italian café. Broughty Ferry offers excellent schooling at both primary and secondary level with the prestigious High School of Dundee just a few minutes drive. There is a main line Railway Station at Dundee which regularly stops at Broughty Ferry providing services north and south.

The A90 dual carriageway offers easy access to Aberdeen, Perth, Edinburgh and Glasgow while Dundee Airport offers flights to London City amongst others. Away from the city there are a range of impressive outdoor pursuits. Over the River Tay is St. Andrews, home of golf, whilst the Championship course at Carnoustie is only a few miles up the coast.

**FOR VIEWING:**

By appointment only

Contact Lindsays on:

01382 802050 dundeeproperty@lindsays.co.uk property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.