

Flat 2 Northwood Court 114 Strathern Road, Broughty Ferry DD5 1JW







Ground Floor Retirement Apartment in Desirable Broughty Ferry Location

1 Bed | 1 Bath | 1 Reception

Situated within a popular retirement development in the sought-after area of Broughty Ferry, this one-bedroom ground floor apartment offers comfortable living on one level.

Accessed via a secure entry system, the property comprises a welcoming hallway with a large storage cupboard, a bright and spacious lounge with direct access to the beautifully maintained communal gardens, a fitted kitchen, a generous double bedroom with built-in wardrobe, and shower room.

The property further benefits from double glazing and electric heating throughout.

Externally, residents can enjoy attractive communal gardens and ample parking facilities for both residents and visitors.

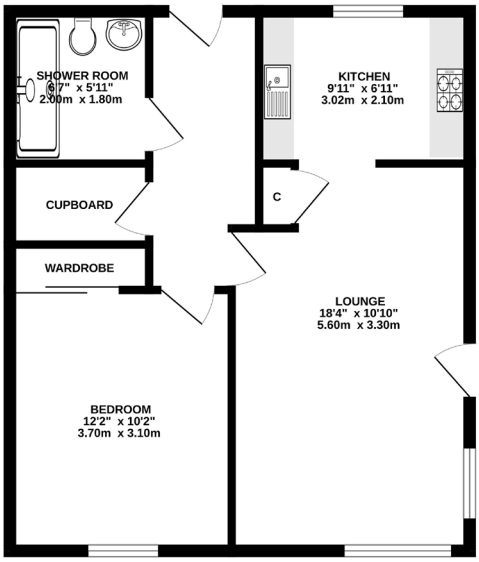
There is a monthly management charge, payable to Caledonia Housing Association, for the upkeep and maintenance of all common areas. This is currently £79.69 per month which includes building insurance and ensures that all communal areas are kept to a high standard. Please note that the development is subject to an age restriction of 55 years and over.

Features

- Popular retirement development
- Secure entry system
- Bright lounge with garden access
- Fitted kitchen
- Double bedroom with built-in wardrobe
- Shower room
- Double glazing and electric heating
- Beautifully maintained communal gardens
- Ample residents' and visitors' parking
- 100% ownership
- Monthly management fee includes building insurance
- Age restriction of 55+ years
- EPC Rating C

Fixed Price £125,000

GROUND 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.
Made with Metroplx ©2026







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.