



**59 Regent Place, Broughty Ferry,
Dundee, DD5 1AT
Offers Over £120,000**

Contact Solicitors for an
appointment to view or telephone
seller direct outwith office hours

07719832022

Chamber Practice 



Excellent opportunity to purchase this ready to live in second floor flat situated in a well maintained over 60s sheltered housing complex of similar styled properties. Set within attractive communal grounds in a quiet location the complex is located within reasonable walking distance of central Broughty Ferry with its wide range of amenities including, shops, boutiques, hair and beauty salons, cafes, restaurants, bars, restaurants, harbour, beach front and rail station.

The subjects are in good decorative order throughout and benefit from well proportioned rooms, double glazing, electric heating, modern kitchen and shower room, security entry, lift, pull cord alarm system, residents car park and lovely views over the rooftops towards the river and beyond from the west-facing windows.

Accommodation comprises: entrance hallway with connecting doors to lounge, bedroom and shower room; bright and airy lounge with built in storage cupboard; well appointed kitchen fitted with a range of base and wall mounted units with complementary worktops and splashbacks, integrated electric hob, oven, microwave and fridge freezer, the washing machine will also be included; stylish shower room with fitted toilet and vanity units and corner shower cubicle housing electric shower, attractive tiling and wet-wall panelling and heated towel rail, and double bedroom with built in mirrored wardrobes.

Externally there are well maintained communal garden grounds with mature plants and shrubs and seating areas.

Early viewing of this super retirement flat is highly recommended.



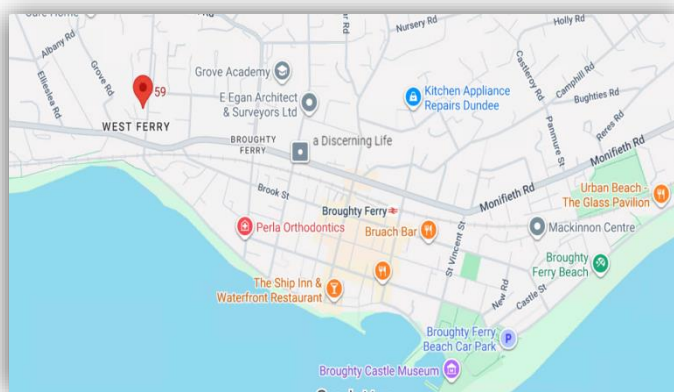
- **Quiet Location**
- **Walking Distance of Central Broughty Ferry**
- **Lounge**
- **Modern Kitchen with Integrated Appliances**
- **Shower Room**
- **Double Bedroom**
- **Double Glazing**
- **Electric Heating**
- **Security Entry**
- **Lift to all Floors**
- **Communal Gardens & Drying Green**
- **Residents Car Park**
- **Move In Condition**
- **Great Retirement Flat**

Dundee, the City of Discovery, is a modern and vibrant city set in a stunning location at the mouth of the River Tay on the east coast of Scotland with a population of approx. 142,000.

The city benefits from a central geographic location, with 90% of Scotland within 90 minutes drive. Dundee is a main station on the UK east coast line, has excellent motorway network access and a regional airport with direct flights from London. It is also a significant cruise ship port and is currently undergoing a multimillion pound regeneration of its waterfront connecting the city centre to the River Tay once again.

Dundee is attracting inward investment from around the world and has been receiving recognition on the world stage, being described as the best city U.K, and one of the best places in Europe to visit.





SECOND FLOOR
45.0 sq.m. approx.



TOTAL FLOOR AREA: 75.0 sq.m. APPROX.
While every attempt has been made to ensure the accuracy of the floor plan and dimensions, the practice does not accept any liability for any errors or omissions. The practice does not accept any liability for any errors or omissions. The practice does not accept any liability for any errors or omissions.

Included in the sale are all carpets and floor coverings, window blinds where fitted, light fittings, integrated appliances and washing machine.