



**FLAT 6 ST VINCENT COURT,  
131 ST VINCENT STREET, BROUGHTY FERRY,  
DD5 2DA**

**GROUND FLOOR FLAT**



### Key Features

- Spacious ground floor flat • Within a popular retirement complex.
- Located in the heart Broughty Ferry. • Storage heating and double glazing.
- Warden, pull cord system, residents lounge and laundry room.



1 1 1

OFFERS OVER  
**£120,000**

# Property Description

This is an excellent opportunity to purchase this spacious GROUND FLOOR FLAT situated within a highly sought-after retirement complex in the heart of Broughty Ferry. Located just a short distance from all local amenities and services including shops, the delightful beach front as well the regular bus route to Dundee and the surrounding area. The block is accessed via a security entry system and has a warden, pull cord system, residents lounge and laundry room. Mature, well kept gardens grounds are to the rear as well as ample residents parking. Please note age restrictions apply. The property is decorated in fresh neutral tones and benefits from electric heating and double glazing. There is a spacious hallway, a sunny lounge/dining room with rear door access into the garden grounds, a shower room, kitchen and spacious double bedroom. This property will appeal to a wide range of buyers and early viewing is highly recommended.

## ACCOMMODATION:

Lounge/Dining, Kitchen, 1 Bedroom & Shower Room.

## ENTRANCE HALLWAY:

Entry is into a spacious hallway which has the entry system, and access into a utility cupboard housing the electric fuse box and meter and hot water boiler.

## LOUNGE/DINING:

Approx. 10'7 x 20'5. This is a delightful, spacious lounge with ample room for dining with a rear door, with side windows, offering access into the garden grounds and parking area beyond. There is a TV and telephone points and a storage heater.

## KITCHEN:

Approx. 7'5 x 6'10. Rear facing kitchen fitted with base and wall units with work surfaces incorporating a stainless steel sink. There is an electric oven, hob and extractor hood above, and a fridge freezer.



**BEDROOM 1:**

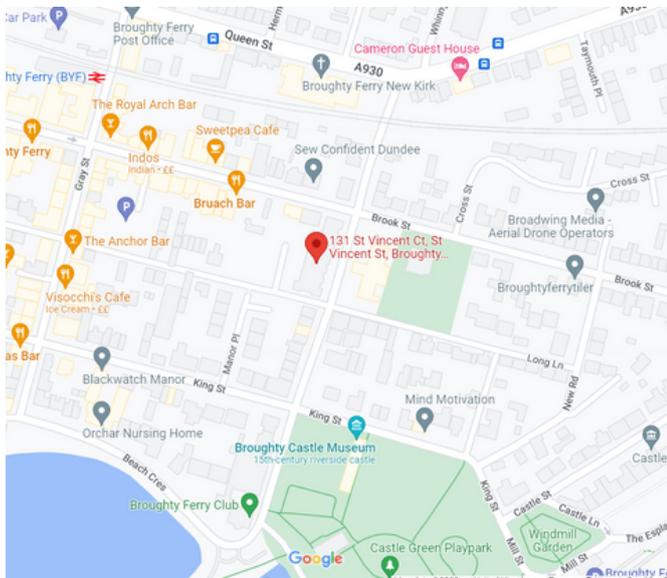
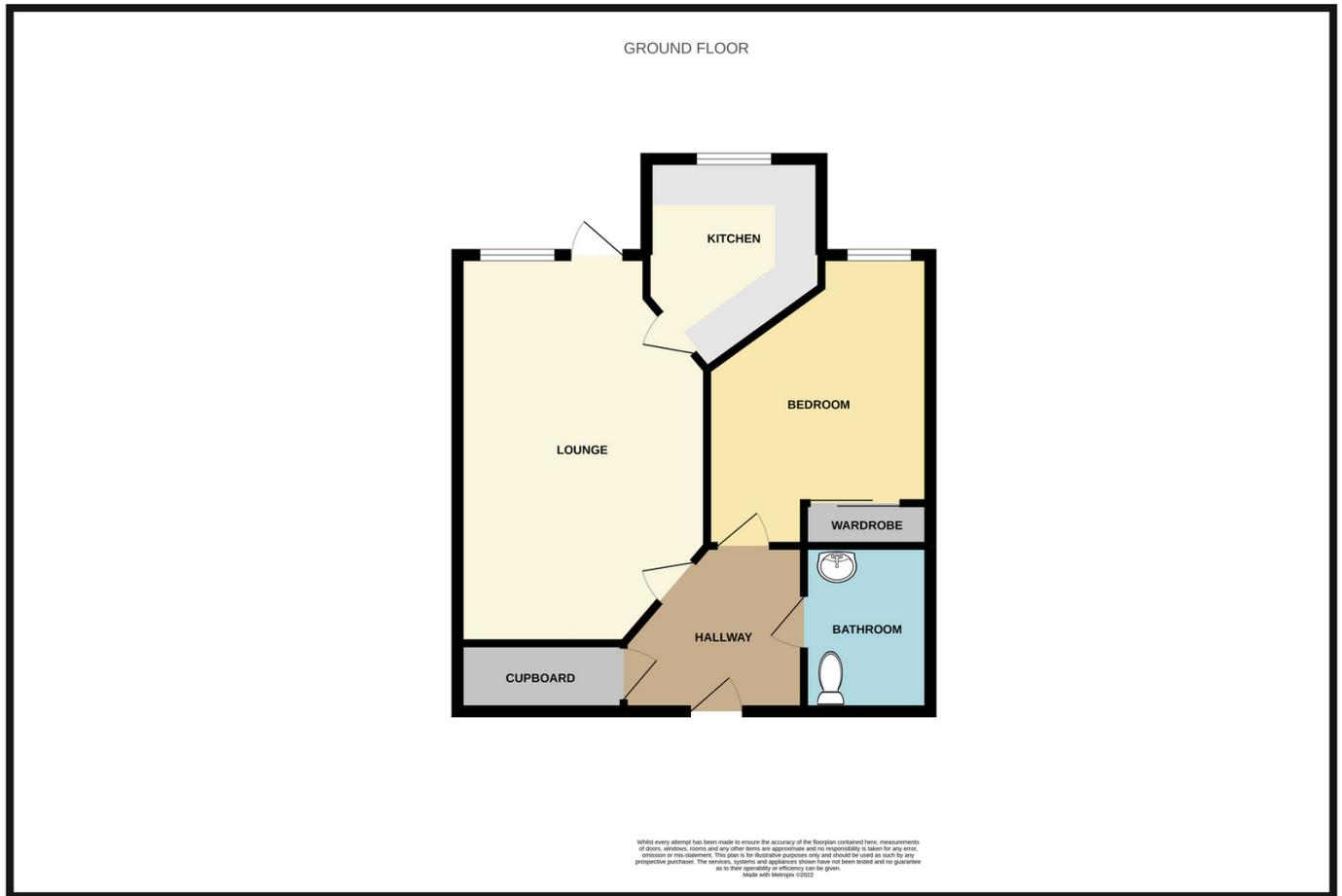
Approx. 9'3 x 14'9. A generous size double bedroom with rear facing window, a shelved and hanging wardrobe with mirror doors and a storage heater.

**SHOWER ROOM:**

Approx. 5'4 x 6'7. A tiled shower room with a vanity unit incorporating the wash hand basin, with mirror and shaver point with light above, a wc and a large wet walled shower enclosure housing an electric shower. There are bathroom fitments and an Expelair.



# Property Professionals



These particulars are intended to give a fair description to assist a proposed purchaser when viewing a property, but their accuracy is not guaranteed and they shall not form part of any offer or contract. They are not to be treated as representations or warranties nor do they make or give any representation or warranty whatsoever.

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