

# CALDERS

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- Popular Retirement Complex
- Lounge
- Kitchen
- Double Bedroom
- Shower Room
- Double Glazing
- Central Heating
- Residents Lounge
- Communal Laundry
- Mutual Grounds
- Off Street Parking



**Flat 41, St Vincent Court, 131 St Vincent Street, Dundee, DD5 2DA**  
Offers Over £125,000

# Flat 41, St Vincent Court, 131 St Vincent Street, Dundee, DD5 2DA

We are delighted to bring to the market this top floor one bedroomed retirement apartment with lift access which forms part of the ever-popular St Vincent Court development in the heart of Broughty Ferry.

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



The location of the development is ideal for Broughty Ferry's amenities including the water front, shops, cafes, restaurants and bars which are all on your doorstep. There are also excellent public transport links with good bus services and a mainline train station. Off-street parking available at the development.

The apartment benefits from double glazing and central heating and offers rooftop views over Broughty Ferry. The accommodation comprises a good-sized lounge, fitted kitchen, double bedroom and modern shower room making it a comfortable home within this popular retirement community.

Viewing is highly recommended to appreciate the accommodation and environment on offer.

# Flat 41, St Vincent Court, 131 St Vincent Street, Dundee, DD5 2DA

## Entrance Hallway 2m x 2.63m (at widest point)

(6ft 6" x 8ft 7") Approx

Timber front door gives access to the hallway with all accommodation leading off. There is a large storage cupboard housing the electrical supply and providing good storage space.



## Lounge 6.13m x 3.20m (20ft 1" x 10ft 5") Approx

Spacious lounge with rooftop views towards Dundee. There is a large modern wall heater.

## Kitchen

Double and timber glazed doors from the lounge leads to this irregular shaped fully tiled kitchen. Fitted with ample wall and base units and there is also a stainless-steel sink with drainer and mixer tap. Electric hob with extractor over and under counter electric over. There is also a free-standing fridge freezer which will be included in the sale.



## Shower Room 2.5m x 1.5m (8ft 2" x 4ft 11") Approx

Modern fully wet walled Shower Room in grey granite effect. Recently installed large shower enclosure with glass and chrome shower door and electric shower. There is a white WC and wash hand basin set in high gloss white units providing ample storage. Electric heated towel rail.



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## Double Bedroom 4.20m x 2.76m

(13ft 9" x 9ft) Approx

West facing bedroom with fitted wardrobes giving ample hanging and storage space.



## Exteriors

There is a resident's lounge for mutual activities, an onsite laundry and guest facilities. Externally, there are well maintained mutual grounds as well as off-street parking at the rear of the property. Factor fees are payable in respect of communal services provided by the Factors.



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[www.tspc.co.uk](http://www.tspc.co.uk)

Full Home Report available from Selling Agents, Calders, or download from TSPC

**Viewing Arrangements strictly by appointment: Contact Selling Agents Calders, Solicitors & Estate Agents, 10 Whitehall Street, Dundee**  
**Tel: 01382 224391 email: [admin@calders.com](mailto:admin@calders.com)**

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