

# CALDERS

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- Excellent Location
- Over 55 Development
- Ground Floor Apartment
- Lounge
- Kitchen
- Double Bedroom
- Shower Room
- Mutual Garden Grounds
- Double Glazing
- Electric Heating
- Off Street Private Parking



**Flat 25 Northwood Court, 114 Strathern Road, Broughty Ferry, Dundee,  
DD5 1JW**  
Offers Over £125,000

Calders Solicitors are delighted to bring to the market this well presented, one bedroom, ground floor flat in the prestigious Northwood Court development, situated at 114 Strathern Road, Broughty Ferry, Dundee. The property is set in the mature garden grounds of a large Victorian villa. The flat forms part of a purpose built, over 55 development, managed by Caledonian Housing Association and unlike many units in this development, this flat is 100% ownership. As well as age restrictions, there are factor fees applicable.

The location on Strathern Road, makes it easy to access either central Broughty Ferry, with its selection of shops, cafes, restaurants and pubs and Dundee City Centre is within easy reach by public transport. There are regular buses on Strathern Road.

The property benefits from double glazing, electric storage heating, off street private parking, all floor coverings, curtains and window blinds where fitted are to be included in the sale along with all white goods in the kitchen.

Access is through a glazed and timber door, leading to a cohabited, mutual hallway with a small seating area leading to the ground Floor flat.

**Hallway 1.6m x 4.2m**

**(5ft 2" x 13ft 8") Approx**

The hallway gives access to all accommodation. There is a large storage cupboard which is partially shelved and houses the hot water cylinder. Electric storage heater.



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## Lounge 3m x 4.75m

### (9ft 8" x 15ft 6") Approx

Nicely proportioned lounge with an electric storage heater and a glazed door giving direct access to the large mutual garden grounds to the rear of the property. Outside there is a small paved patio area providing outside seating space.



## Kitchen 2.80m x 2.92m

### (9ft 2" x 9ft 6")

Modern fitted kitchen with ample wall and base units in white with grey granite effect worktops. There is a breakfast bar area providing seating for two, electric Induction hob with stainless steel and glass extractor, single integrated electric oven, integrated six place dishwasher, washing machine and free-standing fridge/freezer all of which are to be included in the sale.



## Double bedroom 3.60m x 2.90m

### (11ft 8" x 9ft 5")

Located at the rear of the property overlooking the mutual rear garden, this good-sized double bedroom has built in wardrobes with mirrored sliding doors providing ample hanging storage space. Electric panel heater.



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**Shower room 1.8m x 2m**

**(5ft 9" x 6ft 6") Approx**

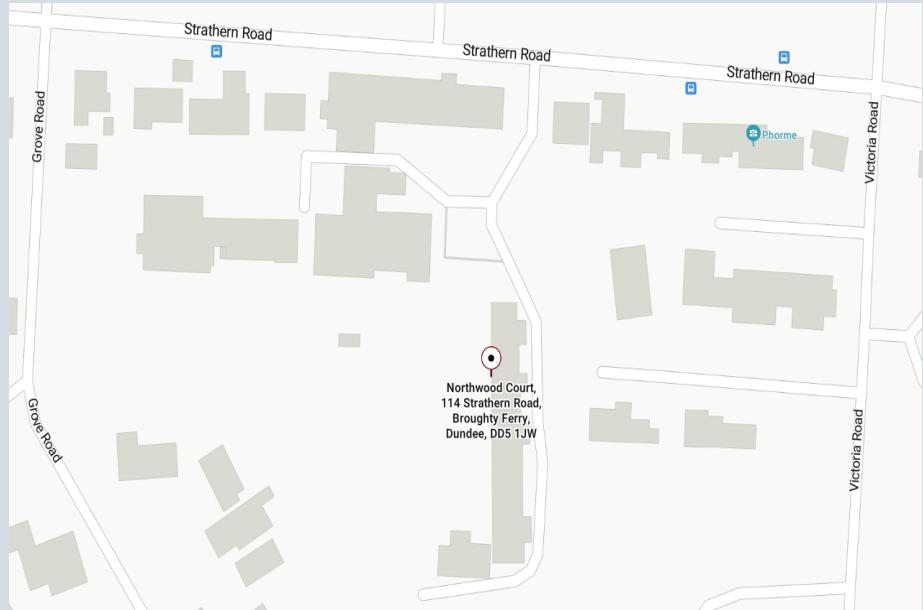
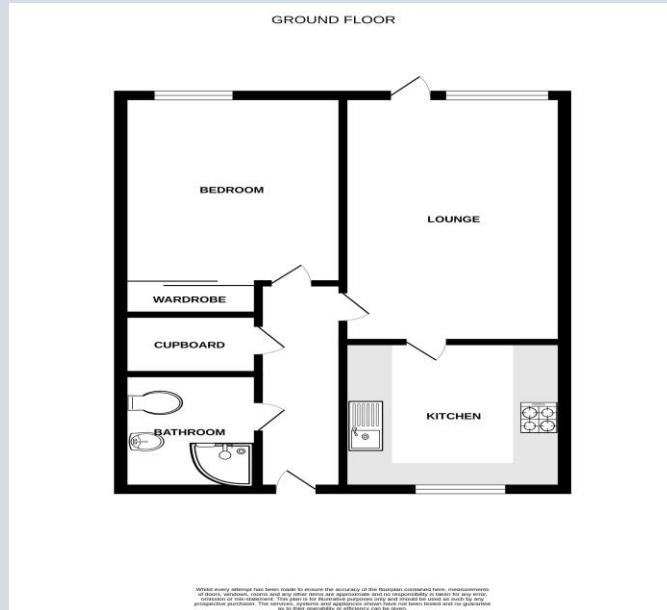
Fully tiled bathroom with large corner shower enclosure with electric shower, white WC, and wash hand basin. Large wall mounted mirror. Fan heater.

## **Externally**

There is access to the extensive grounds and there is a dedicated parking space to the front of the property.



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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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