

CALDER'S

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- **Excellent Location**
- **Over 55's Retirement Complex**
- **100% Ownership**
- **Ground Floor Apartment**
- **Lounge**
- **Kitchen**
- **2 Bedrooms**
- **Shower Room**
- **Double Glazing**
- **Electric Storage Heating**



**Flat 12 Northwood Court, 114 Strathern Road, Broughty Ferry, Dundee,
DD5 1JW**

Offers Over £155,000

Calders Solicitors are delighted to bring to the market this two bedroomed ground floor flat in the prestigious Northwood Court development situated at 114 Strathern Road, West Ferry, Dundee. The apartment is set in mature garden grounds of Northwood House, a large Victorian villa. The property forms part of the popular purpose built Retirement Complex offering a comfortable lifestyle for those aged 55 and over.

The location on Strathern Road makes for easy access to either central Broughty Ferry, with a selection of local shops, cafes, restaurants and pubs whilst Dundee City Centre is within easy reach by public transport.

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

The ground floor flat forms part of the modern main block located on Strathern Road and is accessed via a communal entrance. The accommodation comprises a hallway, south facing lounge with patio doors, fitted kitchen, two bedrooms and shower room.

Early viewing is recommended. There are communal monthly charges payable to Caledonia Housing Association for factoring the development, currently £112.89 per month. The property is 100% ownership.

**Hallway – 4m x 2.95m at broadest point
(13ft 1" x 9ft 7") Approx**

uPVC door leads into the L shaped hallway which offers access to the main accommodation. There are two good sized storage cupboards. There is a large electric storage heater.



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**Lounge – 4.79m x 4.79 at widest point
(15ft 7" x 15ft 7") Approx**

Generously proportioned south facing lounge with a double glazed door leading out to an open patio area. There is an electric fire set in wood effect fire place.



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**Kitchen – 2.10m x 2.70m
(6ft 9" x 8ft 9") Approx**

Fitted with ample wall and base units in gloss white with dark marble effect worktops, tiled splash back, stainless steel sink with mixer taps. The slot in electric cooker, washing machine and under counter fridge and freezer are to be included in the sale.



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Bedroom 1 – 3.31m x 3.81m (10ft 9" x 12ft 5") Approx

A good sized south facing double bedroom with view over the patio area with built in wardrobes and timber sliding doors, providing excellent storage. There is an electric panel heater.

Bedroom 2 – 2.30m x 3.25m (7ft 5" x 10ft 7") Approx

Located on the Strathern Road side of the property, this generously sized single bedroom has an electric panel heater.



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**Bathroom - 2m x 1.93m
(6ft 6" x 6ft 3") Approx**

White two piece bathroom suite with shower enclosure and Mira electric shower. Fully wet walled in grey granite effect and there is a tiled floor.

Externally

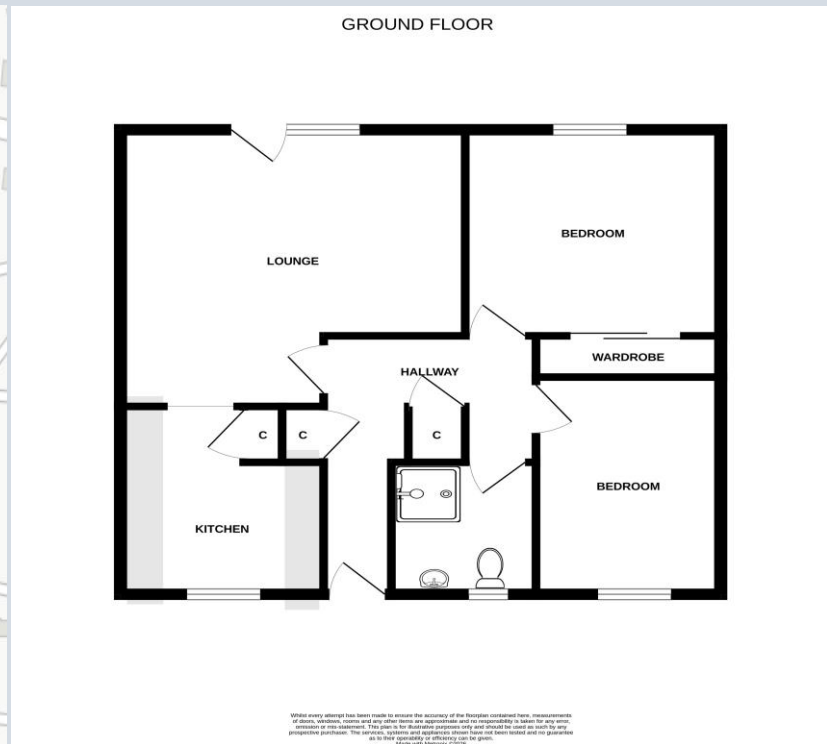
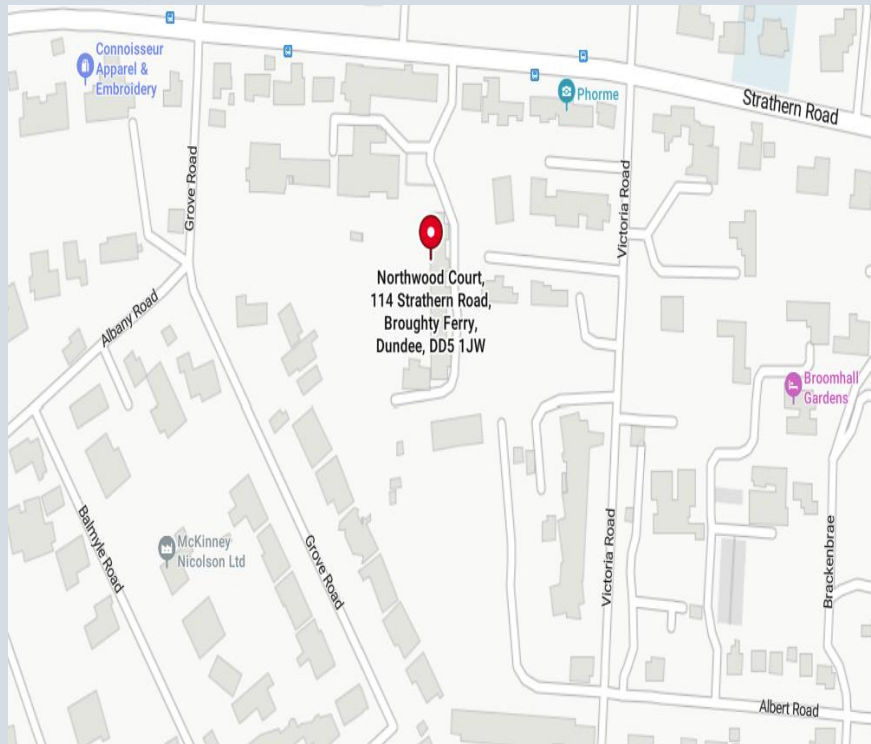
There is a mutual car park, an open shared patio area and access to the extensive garden grounds of the original Northwood House.



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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

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