



Thorntons 
The right way to move

Armitstead House Monifieth Road

Broughty Ferry, Dundee
DD5 2RF



Property Summary

Forming part of a prestigious development in the grounds of a converted 19th century villa in sought-after Broughty Ferry, this brand-new first-floor flat represents an immaculate home in a true move-in condition, boasting high-quality, contemporary fixtures and fittings throughout, enhanced by a blank canvas of pristine neutral décor. The three-bedroom, two-bathroom home further benefits from access to tranquil shared garden grounds and private residents' parking, and it lies close to all Broughty Ferry has to offer, such as a wide range of shops, excellent schooling, transport links including the train station, a selection of restaurants, cafés, and bars, and open spaces including the beach and multiple parks.

Extras: The property shall be sold as seen. Some images have computer generated furniture to show possible layouts. The photos of the rooms are actual images.

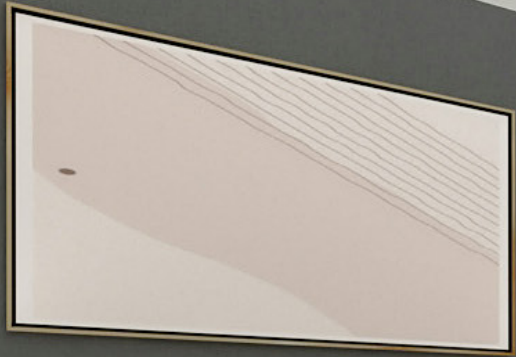
Features

- Brand New Apartment forming part of a prestigious development in Broughty Ferry
- Immaculate, contemporary interiors
- Secure shared entrance, stairwell & lift service
- Welcoming hallway with built-in storage
- Fabulous triple-aspect open-plan kitchen, living and dining room
- Three double bedrooms with built-in wardrobes
- One en-suite shower room
- Separate family bathroom with shower-over-bath
- Tranquil shared garden grounds
- Private residents' parking
- Underfloor heating & double-glazed windows
- EPC Rating - B



“Fabulous triple-aspect open-plan kitchen, living and dining room”







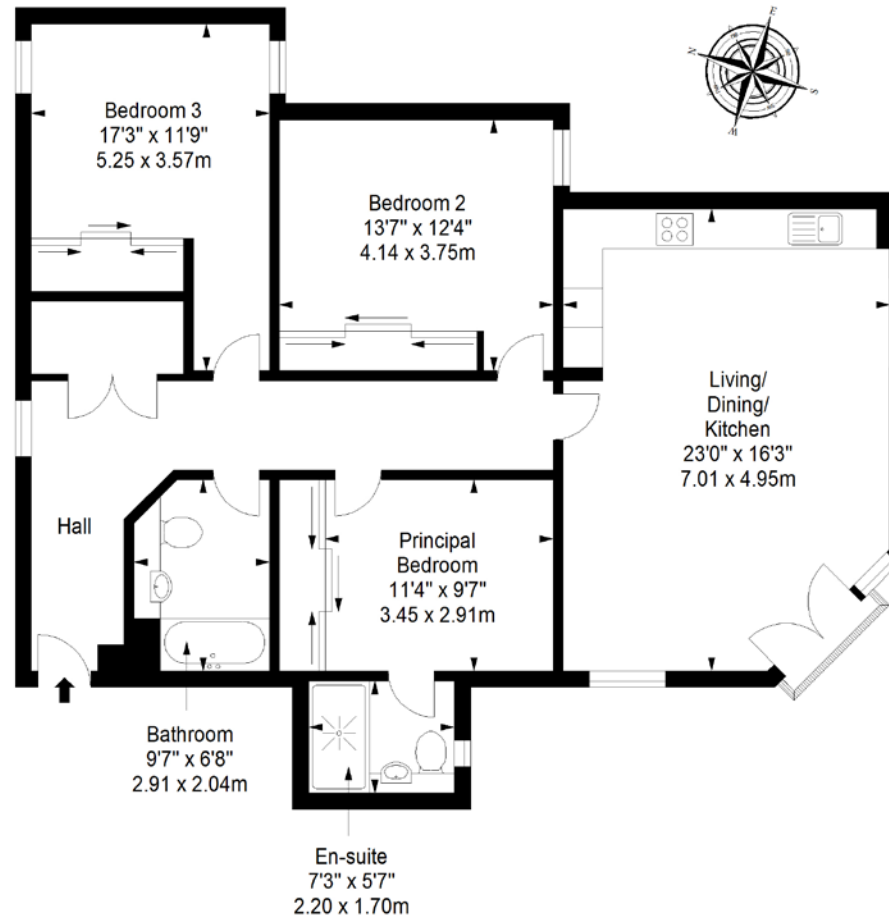
“Three double bedrooms with built-in wardrobes, one en-suite shower room & a separate family bathroom with shower-over-bath”



Floorplan

First Floor

Approx. 109.2 sq. metres (1175.5 sq. feet)



Total area: approx. 109.2 sq. metres (1175.5 sq. feet)

Please note: Some of the rooms have been virtually staged from actual photographs of the rooms.



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