



**7 GLENDEVON WAY, BROUGHTY FERRY,
DUNDEE DD5 3TG
OFFERS OVER £180,000**





This fantastic two bed ground floor apartment forms part of a block of 9 flats located in the popular Balgillo Park area of Broughty Ferry close to local amenities including supermarkets, sport and recreational facilities, and public transport links. Broughty Ferry town centre is a short distance away with an excellent array of local facilities including shops, bars and restaurants. Residents contribute monthly for the upkeep of the building and gardens maintenance which ensures the high standard of the property and surroundings.

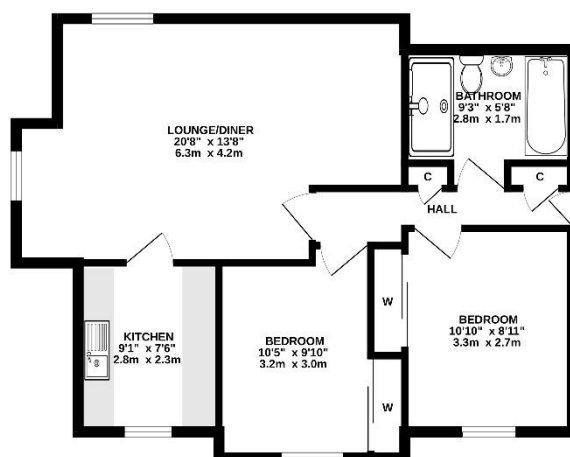
The subjects are in excellent decorative order throughout benefiting from attractive wooden flooring, full double glazing, central heating, a security entry system and a **private allocated parking space** within the Private Residents' Car Park. Included in the sale are all carpets, floor coverings and blinds where fitted, along with the integrated kitchen appliances.

The accommodation comprises an **Entrance Hallway** (with 2 large storage cupboards), a bright, generous **Lounge** separate **Dining Area**. Fully fitted modern **Kitchen** with integrated Fridge / Freezer, Washing Machine, Dishwasher, Microwave, Induction Hob & electric Oven. **Double Bedroom** benefiting from fitted wardrobes with mirrored doors and internal units. **Second Double Bedroom** again with fitted wardrobes with mirrored doors. **Luxury Bathroom** with three-piece- white suite and separate double shower cubicle.

Externally the property benefits from well maintained and attractive communal gardens, including a drying area.

This is a fantastic opportunity to purchase a property in a popular residential area and viewing is highly recommended.

GROUND FLOOR



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