



**Miller Hendry**  
SOLICITORS AND ESTATE AGENTS



Flat 9 Anton House 5 Forthill Road, Broughty  
Ferry, Dundee, DD5 2JT

- GROUND FLOOR APARTMENT
- VESTIBULE; REC HALL
- OPEN PLAN LOUNGE/KITCHEN
- TWO DOUBLE BEDROOMS
- TWO EN-SUITES
- DG; GCH; NHBC
- PARKING & GARDENS
- CLOSE TO TOWN CENTRE



Offers Over £235,000

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

01738 630222

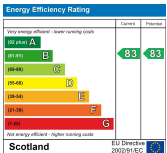


This Ground Floor Flat forms part of the conversion of Anton House, a 19th century mansion completed in 2019, creating a mixture of apartments and new build houses. The property is beautifully finished with luxury German kitchens, bathrooms and en-suites. This particular apartment has the benefit of quality hardwood flooring throughout the main living areas, integrated appliances and upgraded kitchen worktops.

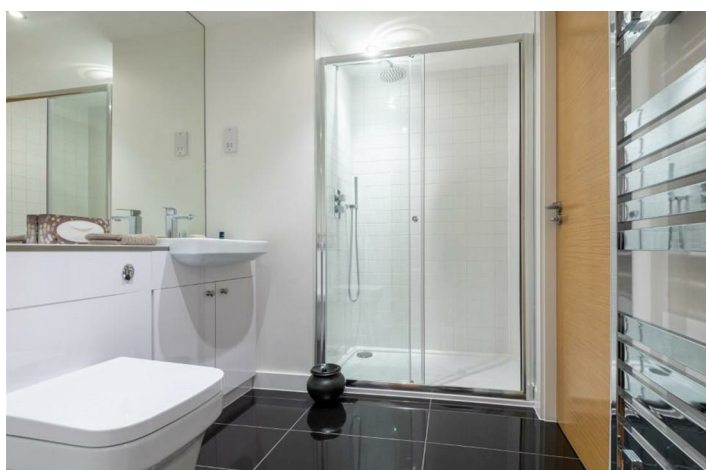
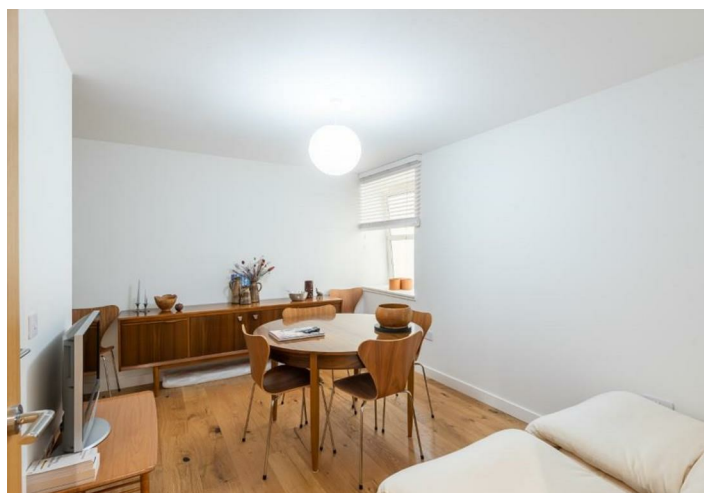
The vestibule has a storage cupboard which houses the central heating boiler and provides the perfect space for storing ironing board and vacuum cleaner. A door opens into the I-shaped reception hall which has a "laundry cupboard" houses a washing/drying machine and fitted worktop, keeping any noise from the chore of laundry away from the main living area. The lounge has a window to the front with the kitchen area being fitted with a range of matt black units with quartz worktops, integrated gas hob, oven, overhead extractor hood, fridge, freezer and dishwasher. Bedroom one sits to the front of the property, with large built-in wardrobes with mirrored sliding doors. The en-suite bathroom is fitted with white, wc, wash hand basin and bath with glazed screen and instant shower. The room is beautifully finished with white ceramic tiling over the bath area. Bedroom two is another good-sized room with window to the side and built-in double wardrobe with mirrored sliding doors. The shower room has the option of being an en-suite to bedroom two and is fitted with white wc, wash hand basin and tiled shower enclosure with thermostatic shower. The property sits in well maintained garden grounds and comes with an allocated parking space.

The property is only 3 years old and is still like new, ideal for the professional or downsizer seeking a home in central Broughty Ferry, close to the shops, cafes, bars and restaurants. Internal viewing is highly recommended to appreciate.

Vestibule 4'2 x 5'6 (1.27m x 1.68m)	Shower Room/En-Suite 2 6'2 x 7'1 (1.88m x 2.16m)
Reception Hall 3'9 x 9'10 x 14'3 I-shaped (1.14m x 3.00m x 4.34m I-shaped)	
Lounge/Kitchen 12'9 x 16'8 (3.89m x 5.08m)	
Bedroom One 10'5 (excl wardrobes) x 12'0 (3.18m (excl wardrobes) x 3.66m)	
En-Suite Bathroom 5'7 x 7'2 (1.70m x 2.18m)	
Bedroom Two 9'3 x 13'1 x 13'3 I-shaped (2.82m x 3.99m x 4.04m I-shaped)	







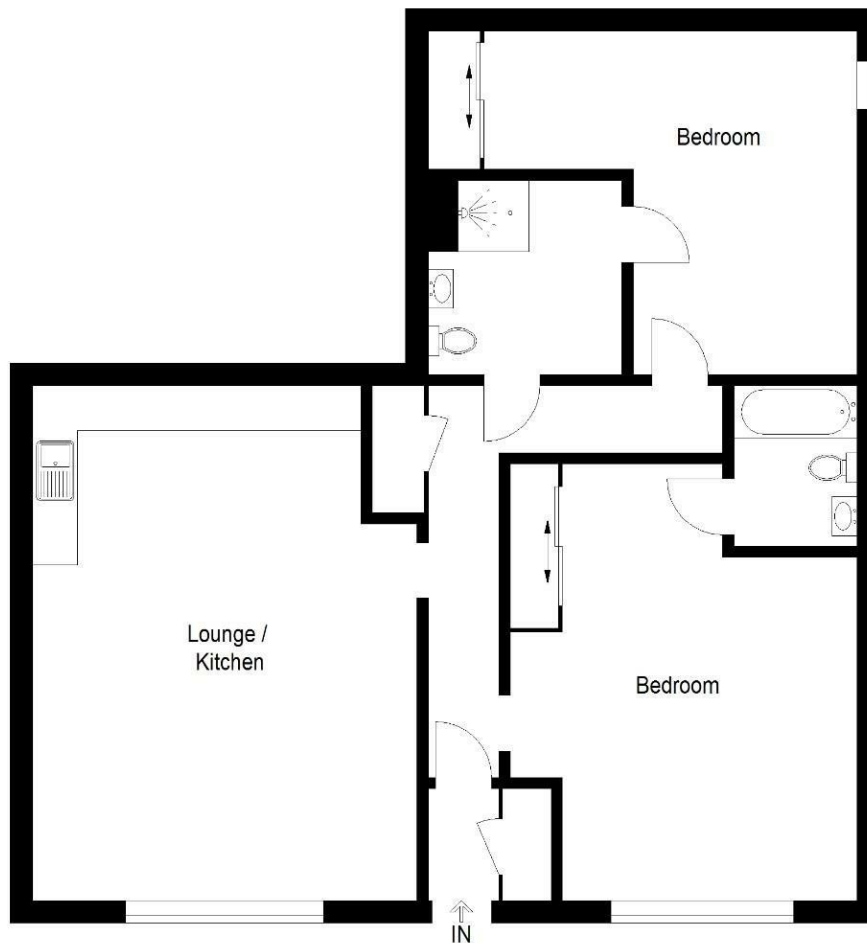


Illustration For Identification Purposes Only. Not To Scale (ID:914757 / Ref:83208)

INCLUDED IN SALE: text here.

VIEWING: Contact our Dundee Property Department on 01382 200301.

HOME REPORT VALUE/EPC RATING: text here

COUNCIL TAX BAND: Band

NOTES:



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First and foremost - your interests



10 Blackfriars Street PH1 5NS

E: Perthproperty@millerhendry.co.uk T: 01738630222



Disclaimer: Whilst these particulars are believed to be correct and are given in good faith they are not warranted, and any interested parties must satisfy themselves by inspection, or otherwise as to the correctness of each of them. These particulars do not constitute an offer of contract or part thereof, and dimensions are approximate.