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ESTATE AGENCY



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**HARMONY HOMES**  
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36 Carolina Court Broughty Ferry Road, Dundee, DD4 7JE

Offers over £140,000



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# 36 Carolina Court Broughty Ferry Road

Dundee, DD4 7JE

Nestled on Broughty Ferry Road in the charming city of Dundee, this remarkable two-bedroom flat conversion offers a perfect blend of comfort and convenience. Spanning an impressive 786 square feet, the property is designed for modern living and is presented in move-in condition, making it an ideal choice for first-time buyers or those seeking a low-maintenance lifestyle.

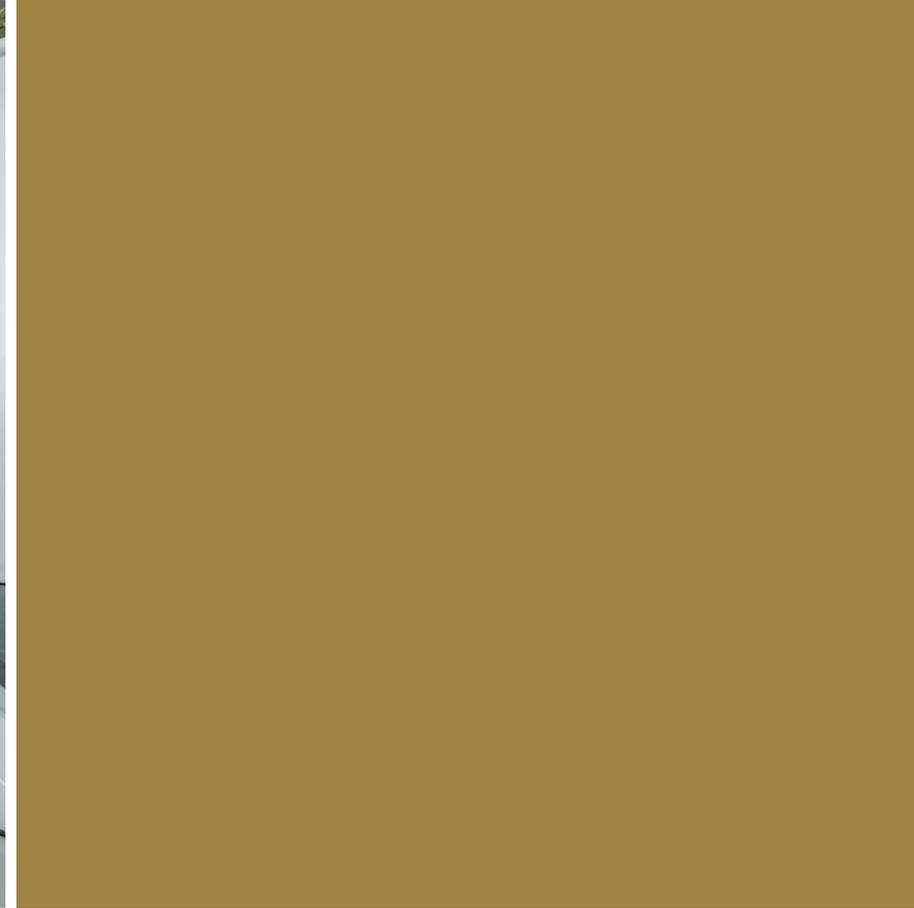
Upon entering, you will be greeted by a secure entry system that ensures peace of mind. The spacious living room boasts fantastic views over the River Tay, providing a picturesque backdrop for relaxation and entertaining. The large kitchen is a highlight of the home, featuring ample space for a dining table, perfect for family meals or gatherings with friends.

The flat comprises two generously sized double bedrooms, offering plenty of room for rest and personal space. The well-appointed bathroom completes the accommodation, ensuring all your needs are met.

Outside, residents can enjoy a large communal garden, a delightful space for outdoor activities or simply unwinding in the fresh air. Additionally, the property includes private parking for one vehicle, a valuable asset in this sought-after area.

Situated in an excellent location, this flat is conveniently close to both Broughty Ferry and Dundee City Centre, providing easy access to a variety of shops, restaurants, and local amenities. Whether you are looking to explore the vibrant culture of Dundee or enjoy the serene surroundings of Broughty Ferry, this property offers the best of both worlds. Don't miss the opportunity to make this lovely flat your new home.





## Directions





## Floor Plans



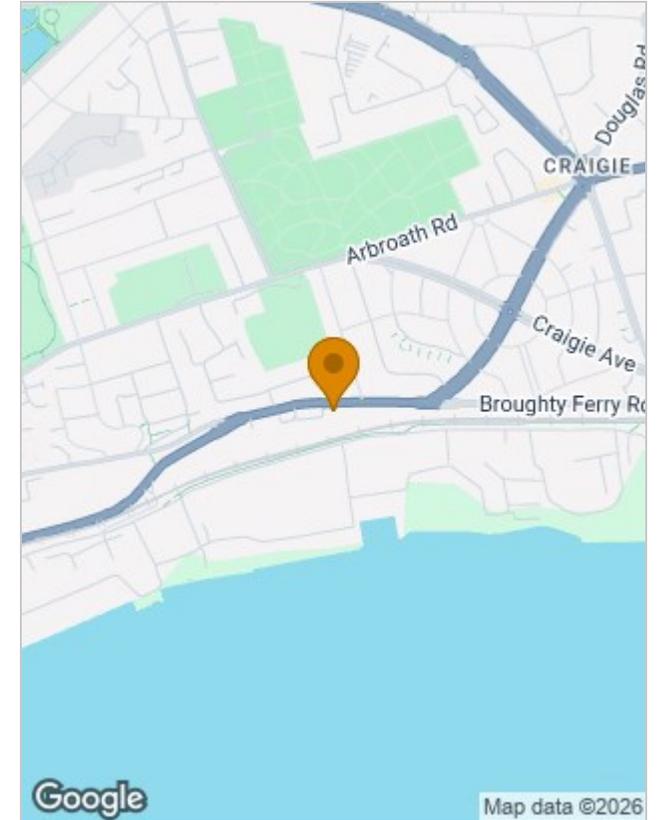
## Viewing

Please contact our Harmony Homes Office on 01382 819155 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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## Location Map



## Energy Performance Graph

