

Thorntons
The right way to move

G/L 45 Magdalen Yard Road,
Dundee DD1 4ND

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2

1

EPC
D

Thorntons Property | Dundee | 33 Yeaman Shore, Dundee, DD1 4BJ | 01382 200099 | dunea@thorntons-law.co.uk







Summary

Set in the sought-after West End of Dundee, this ground-floor flat enjoys an enviable location renowned for its elegant architecture, vibrant atmosphere, and excellent amenities. Forming part of a period building, the property offers comfortable accommodation including a bright and spacious reception room with bay window, a fitted kitchen, two bedrooms, and a bathroom, complemented by access to an easily maintained front garden, a shared garden and on-street parking. Extras: Property has been recently painted throughout with new floor coverings also added. This property will appeal to a number of people and early viewing is highly recommended.

Features

- Ground Floor Apartment
- Spacious and bright lounge
- Kitchen
- 2 Bedrooms
- Bathroom
- GCH; DG; EPC - D
- On - Street parking
- Well-maintained communal garden

Room Measurements

Living/Dining Room: 18'6 x 12'0 (5.63m x 3.67m)
Kitchen: 8'7 x 6'9 (2.62m x 2.06m)
Bedroom: 12'5 x 12'5 (3.79m x 3.78m)
Bedroom: 9'11 x 11'5 (3.01m x 3.47m)
Bathroom: 9'1 x 5'6 (2.77m x 1.67m)



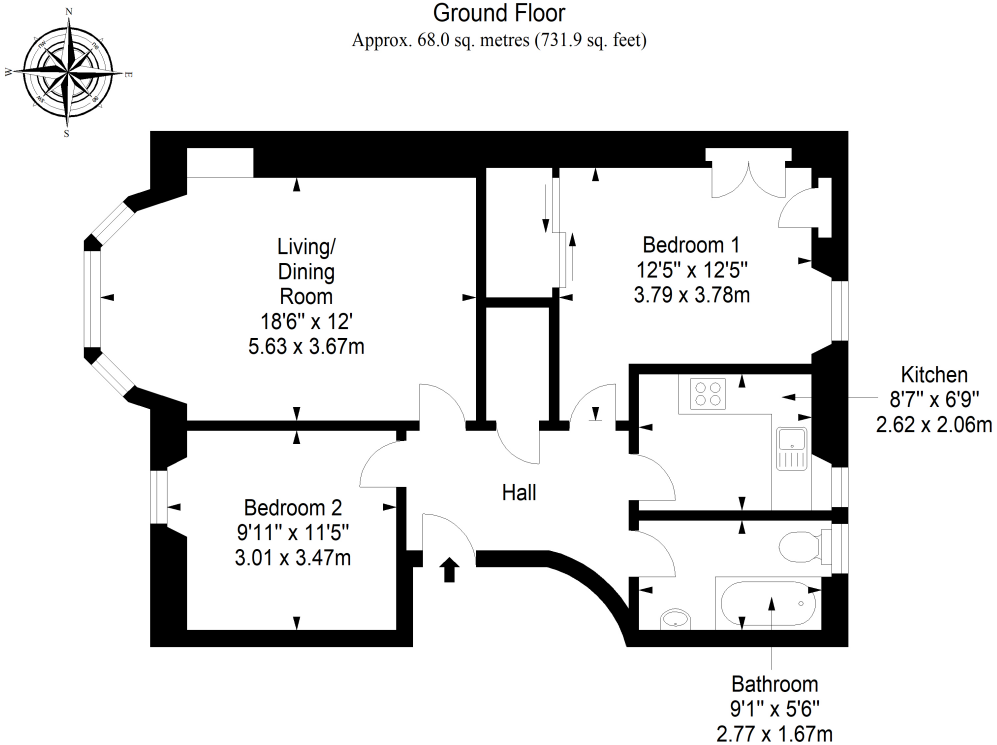






Floorplan

Ground Floor
Approx. 68.0 sq. metres (731.9 sq. feet)



Total area: approx. 68.0 sq. metres (731.9 sq. feet)

While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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