

Thorntons
The right way to move

99c Shaftesbury Road, Dundee
DD2 1JY

1 | 2 | 1 | EPC B

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







## Summary

Attractive apartment with garage, in Dundee's prestigious west end, benefits from security entry system, double glazing and gas central heating and comprises: entrance vestibule, hall, impressive open-plan lounge and dining area, modern fitted dining kitchen with oven, hob, extractor, plumbing for washing machine, dishwasher, space for fridge and freezer, two double bedrooms and bathroom. Externally, residents enjoy access to beautifully maintained communal gardens. Off-street residents' parking is available, while the property also benefits from a private garage with electric door. A modest residents' association fee is payable during the summer months to contribute towards the upkeep of the landscaped grounds. NB. All appliances to be included in sale.

## Features

- First Floor Apartment
- West End Location
- Convenient For Local Amenities
- Vestibule, Hall
- Open Plan Design
- Lounge & Dining Kitchen
- 2 Dble Bedrooms
- Bathroom With Separate Shower
- GCH; DG; EPC - B; Security Entry
- Garage, Private Parking

## Room Measurements

Lounge: 20'4 x 14'1 (6.21m x 4.30m)
Kitchen: 12'8 x 10'5 (3.87m 3.18m)
Bedroom: 13'5 x 13'1 (4.09m x 4.00m)
Bedroom: 13'1 x 10'6 (4.00m x 3.20m)
Bathroom: 8'6 x 6'9 (2.60m x 2.06m)



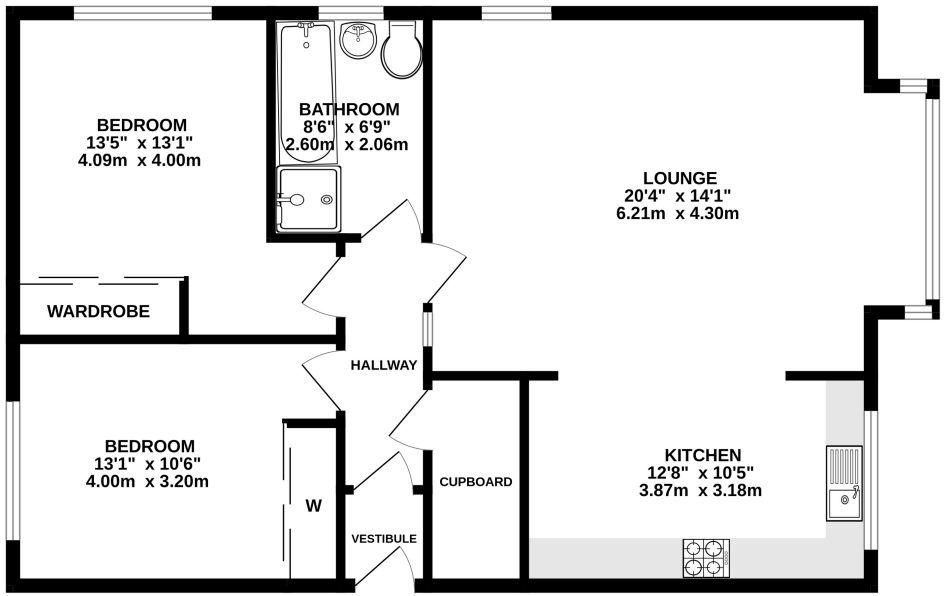






# Floorplan

1ST FLOOR




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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