



**THORNTONS**  
property services

[thorntons-property.co.uk](http://thorntons-property.co.uk)

T/R  
32 Gardner Street  
Dundee  
DD3 6DR

**Fixed Price £60,000**



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**Dundee**  
**DD3 6DR**

**Description:**

This delightful top floor apartment is pleasantly located in the Law area of Dundee. The property offers good sized accommodation and has been recently redecorated and re-carpeted by its present owner and is accessed via security entrance leading to a well maintained stairwell and the property itself which is located on the top floor. A timber front door leads to inner hall with deep storage cupboard, spacious lounge with superb views towards the River Tay, a fully tiled bathroom with three piece white suite and an instant shower over the bath. There is also a modern kitchen with integral appliances and ample space for dining and two good sized bedrooms with wardrobe facilities. To the rear of the property there is a shared garden area.

The property benefits from a mixture of electric storage and wall mounted panel heaters, UPVC double glazing with all carpets, floorcoverings and integral appliances which include electric hob, oven, stainless steel canopy and washing machine included in the sale. Please note there is no warranty given on the washing machine.

EPC - E

**Location:**

From city centre travel northwest into Lochee Road then take right into Rankine Street and continue up the hill into Gardner Street where the property is located on the left hand side.





- Top Floor Flat
- Security Entrance
- Hall
- Lounge
- Modern Kitchen
- Modern Bathroom
- 2 Bedrooms
- UPVC Double Glazing & Electric Heating

### Viewings & Enquiries:

Thorntons Property Services

Whitehall House  
33 Yeaman Shore  
Dundee

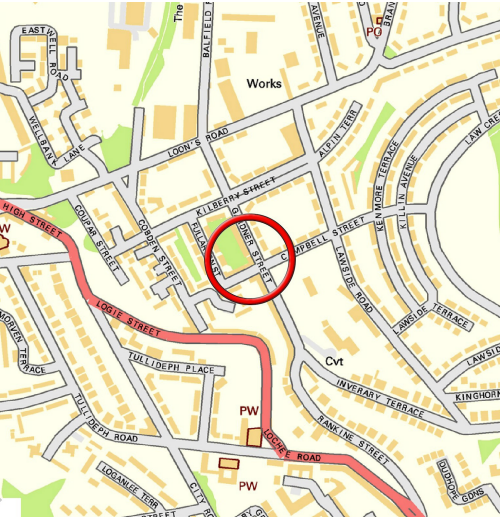
**Tel: 01382 200099**

**Ref: 7077**





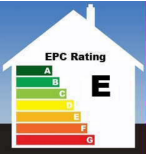
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**Note:** While Thorntons Property Services make every effort to ensure that all particulars are correct, no guarantee is given and any potential purchasers should satisfy themselves as to the accuracy of all information



Thorntons Property Services is a trading name of Thorntons Law LLP.

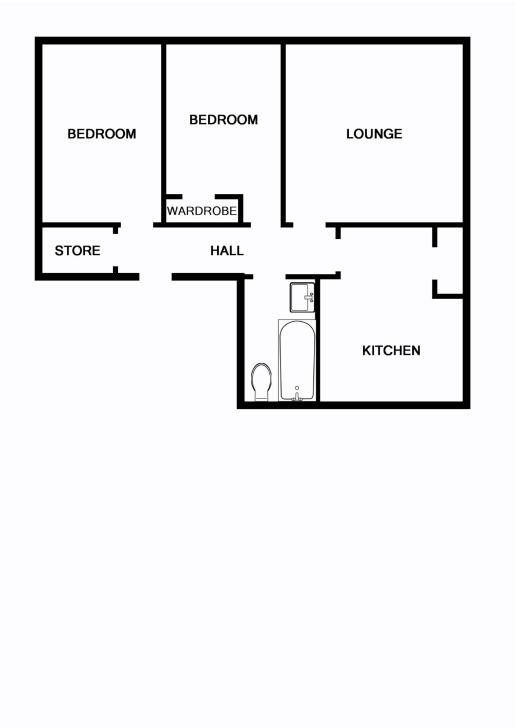


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Rooms	metres (approx)	feet/inches (approx)	Rooms	metres (approx)	feet/inches (approx)
Lounge	3.53m x 3.51m	11'7 x 11'6			
Kitchen	3.48m x 2.51m	11'5 x 8'3			
Bathroom	2.29m x 1.47m	7'6 x 4'10			
Bedroom 1	3.35m x 2.24m	11'0 x 7'4			
Bedroom 2	3.45m x 2.49m	11'4 x 8'2			

Floor plans or maps reproduced within this schedule are not to scale, and are designed to be indicative only of the layout and location of the property advertised.