



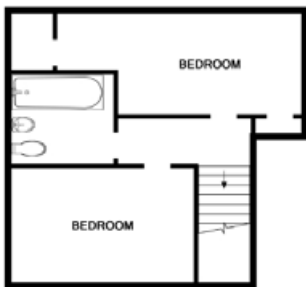
3rd Floor Left, 2 Arbroath Road,  
Dundee, DD4 6EP



- 3rd/Top Floor Maisonette Apartment
- Lounge/Dining Room
- Dining Kitchen
- 3 Bedrooms
- Bathroom
- Double Glazing
- Electric Storage Heating
- Shared Bin Store
- Partial River Tay Views
- Popular Location
- EPC Rating E



Ground Floor



First Floor

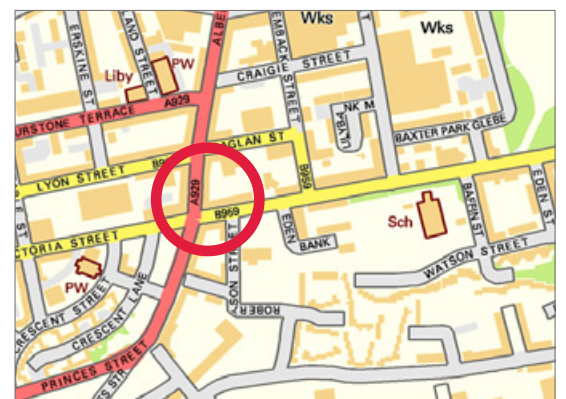
Enjoying southerly aspects from the south elevation towards River Tay in the distance, this well presented and extremely spacious 3rd/top floor maisonette apartment will provide comfortable accommodation over two floor levels.

The subjects benefit from double glazing, electric storage heating and will be sold with floor coverings, blinds, fridge/freezer, washing machine and integrated electric hob, oven and extractor hood included. Please note there are no guarantees with the white goods.

A wide range of popular local amenities include public transport, recreational facilities, shops and further services at the city centre including both Universities are within easy access.

Early viewing is highly recommended.

Lounge/Dining Room	14'0 x 9'9	(4.27m x 2.97m)
Dining Kitchen	12'2 x 9'8	(3.71m x 2.95m)
Bedroom 1	11'0 x 8'4	(3.35m x 2.54m)
Bedroom 2	15'6 x 8'3	(4.72m x 2.51m)
Bedroom 3	11'1 x 8'2	(3.38m x 2.49m)
BathrooM	6'8 x 5'7	(2.03m x 1.70m)



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Illustrative only. Not to scale

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Note: While Thorntons 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. 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.

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