



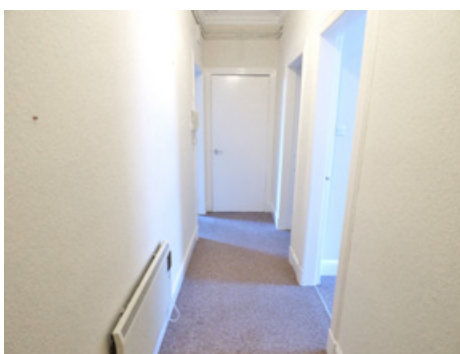
2E South Baffin Street, Dundee,
Tayside, DD4 6JW

- 2 Double Bedrooms
- 2nd Floor
- Spacious Lounge

- Fresh Decor & Floor coverings
- Electric Heating
- Double Glazed Windows

- Close to city centre
- Commuter bus service
- EPC Rating E

South Baffin Street is a long established, residential area comprising of flatted dwellings. The location is just off Broughty Ferry Road which is an arterial road linking to the city bypass, Broughty Ferry and Dundee city centre. The area is well serviced by commuter bus services, the city centre of Dundee is easily accessible by foot. There is a selection of local amenities close to hand including a primary school on Baffin Street. The property is on the second floor and has spacious, two bedroom accommodation. Both bedrooms are on the eastern aspect of the property and are of double bedroom proportions. The lounge is spacious and located to the rear of the property with outlook over the communal areas. The L-shaped kitchen has a range of wall and base units, a handy built in tank/airing cupboard. Features include fresh neutral decor and fitted carpets, blinds, electric wall mounted heaters, fridge/freezer, electric cooker and washing machine. The building is accessed via a secure main door entry system and the communal staircase is well presented, clean and tidy. Viewing is recommended to appreciate the spacious accommodation on offer and the range of local amenities and services.



Illustrative only. Not to scale

Lounge	15'3 x 11'11 (at widest point)	(4.65m x 3.63m (at widest point))
Kitchen	8'7 x 6'3 (at widest point)	(2.62m x 1.91m (at widest point))
Bedroom 1	10'7 x 13'10	(3.23m x 4.22m)
Bedroom 2	13'9 x 8'8	(4.19m x 2.64m)
Bathroom	8'7 x 4'8	(2.62m x 1.42m)



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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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