



3/3  
32 Gardner Street  
Dundee  
DD3 6DR

**Description:**

A well presented third floor apartment set within this popular central location, enjoying close and convenient access to Dundee City Centre, both Universities and Ninewells teaching hospital.

This well presented flat would make an ideal first time purchase or buy to let investment

The property is well presented and benefits from a fresh modern decor through out with accommodation comprising good sized lounge with corner bay window, kitchen offering storage by wall and base units and includes integrated appliance's, modern bathroom with white sanitary wares and tiling and a good sized double bedroom completes this apartment. There are additional storage cupboards within the hall and the bedroom. Specification includes double glazing and communal rear gardens. EPC - D

**Location:**





- Third Floor Flat
- Popular Location
- Excellent buy to let or First time buy
- Lounge with Bay Window
- Modern bathroom
- Double Bedroom
- Provision for Electric Heating, EPC D
- Residents Garden

### Viewings & Enquiries:

Thorntons Property Services

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Dundee

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Ref: 25075



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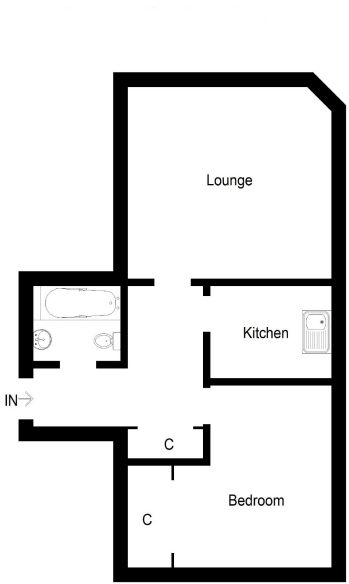


Illustration For Identification Purposes Only.  
Not To Scale (ID:360348 / Ref:61651)

Rooms	metres (approx)	feet/inches (approx)	Rooms	metres (approx)	feet/inches (approx)
Lounge	3.99m x 3.68m	13'1 x 12'1			
Bedroom	3.10m x 3.38m	10'2 x 11'1			
Kitchen	2.57m x 1.63m	8'5 x 5'4			
Bathroom	1.68m x 1.52m	5'6 x 5'0			



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