



12 Scrimgeour Place

| Dundee | DD3 6TP

**Thorntons**   
*Let's get a move on!*





This is a unique opportunity to purchase a well presented ground floor apartment in a highly sought after residential location. This luxury apartment lies within easy reach of Dundee City Centre where frequent bus and rail links can be found. Both Dundee and Abertay universities are also within close proximity of the property.

12 Scrimgeour Place offers comfortable accommodation which comprises: entrance hall, bright lounge/dining room, kitchen with a range of wall and base units, bathroom suite and two double bedrooms with one benefitting from ensuite facilities. Practical attributes include main door access, gas fired central heating and double glazing.



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Externally the property enjoys well maintained communal gardens and an allocated parking space.

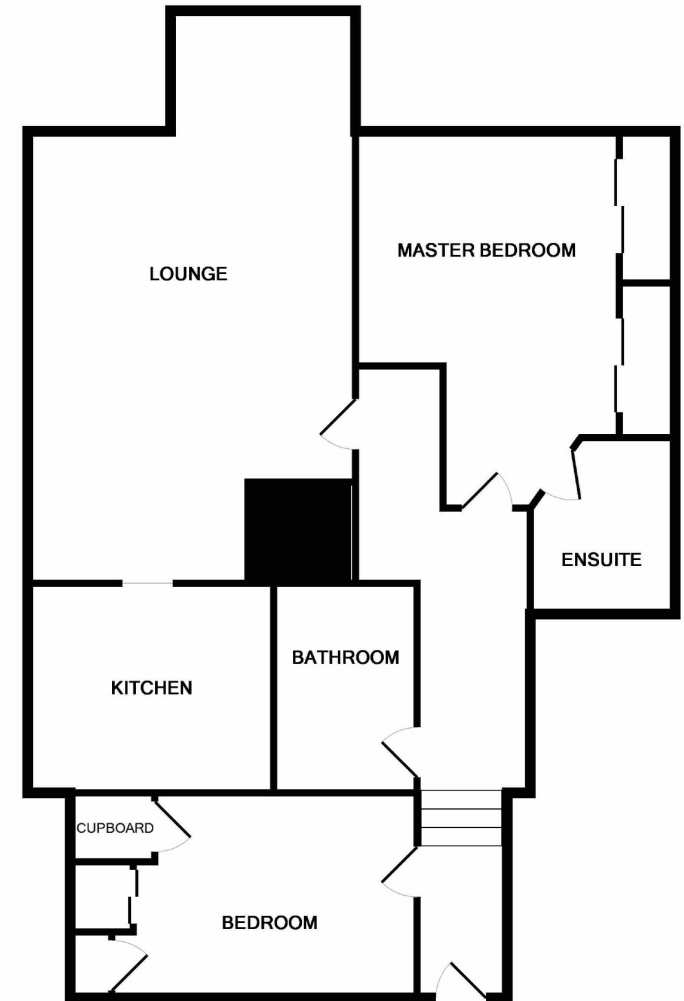
Viewing is essential to enable potential buyers to fully appreciate the extent and quality of the accommodation and features within this property.



- Ground Floor Luxury Apartment
- Main Door Access
- Lounge/Dining Room
- Kitchen
- 2 Double Bedrooms
- Bathroom & Ensuite
- GCH, DG, EPC B
- Allocated Parking
- Communal Garden Grounds



Lounge / Dining Room	26'02 x 14'10 7.98m x 4.52m
Kitchen	8'08 x 12'01 2.64m x 3.68m
Bathroom	8'07 x 5'05 2.62m x 1.65m
Bedroom	12'05 x 17'07 3.78m x 5.36m
Ensuite	6'05 x 6'10 1.96m x 2.08m
Bedroom	9'04 x 14'05 2.84m x 4.39m



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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