



60K Abbotsford Street

| Dundee | DD2 1DA

**Thorntons**   
The right way to move



We are delighted to bring to the market this bright, freshly decorated and well proportioned third/top floor apartment which is set within a stone built traditional block of similar properties-accessed via a security entry system. The property is well located in Dundee's popular West End.

The accommodation comprises : lounge/dining with pleasant views towards Dundee Law, kitchen, double bedroom with walk in storage area and a bright, three piece, white bathroom suite. Externally there is a well kept shared garden/drying area to the rear with a useful private cellar.



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A wide range of local amenities include public transport, shops, recreational facilities and there is easy access to Ninewells hospital, both Universities and all city centre services. EPC Rating - C.

The subjects benefit from double glazing, gas central heating with a modern boiler. Sale to include all floor coverings, curtains, blinds, dishwasher, integrated gas hob and electric oven, fridge/freezer and washing machine.

Early viewing is highly recommended.



- Third/Top floor Apartment
- Lounge/dining Room
- Pleasant Views
- Kitchen with appliances
- Double Bedroom with storage
- Bathroom
- D/G & Gas CH; EPC - C
- Security Entry
- Shared Drying & Private Cellar



Lounge/Dining Room	14'6 x 13'10 4.42m x 4.22m
Kitchen	8'0 x 7'6 2.44m x 2.29m
Double Bedroom	15'0 x 12'6 4.57m x 3.81m
Bathroom	7'10 x 7'5 2.39m x 2.26m