



Top Floor 3 Rockfield Street

| Dundee | DD2 1JW

Thorntons 
The right way to move



This is an excellent opportunity to purchase a top floor apartment with impressive river views. Situated in a highly sought-after West End location, this well-presented apartment is just a short distance from a wide range of local amenities including shops, universities, Ninewells Teaching Hospital, leisure facilities and excellent commuter transport links.



The subject property forms part of a B listed building and offers spacious accommodation which comprises : bright lounge/dining area with a working open fireplace, kitchen, bathroom with three piece suite and two-well proportioned double bedrooms. Integrated kitchen appliances include a dishwasher, oven and extractor fan.

The comprehensive list of attributes includes double glazing, gas fired central heating, many period features, river views and built in mirrored wardrobes in both bedrooms. Externally the property benefits from on-street parking and easily maintained private garden grounds to the front of the building.

Please note: All furniture and appliances are available upon separate negotiation.

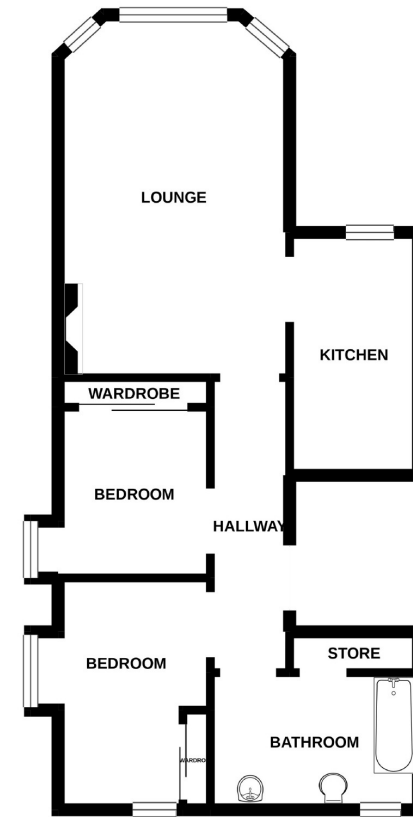
This is an ideal first time buy or buy-to-let investment and internal viewing is essential to enable potential buyers to fully appreciate the quality of accommodation on offer within this magnificent home. EPC D.



- Top Floor Apartment
- Impressive River Views
- Prime West End Location
- Period Features
- Lounge / Dining Room
- Kitchen & Bathroom
- 2 Bedrooms
- GCH, DG, EPC D
- On-Street Parking
- Private Garden Grounds

Lounge/Dining Room	17'5 x 13'4 5.31m x 4.06m
Kitchen	12'1 x 6'5 3.68m x 1.96m
Bathroom	10'4 x 9'2 3.15m x 2.79m
Bedroom	13'2 x 12'9 4.01m x 3.89m
Bedroom	11'3 x 9'9 3.43m x 2.97m

TOP FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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