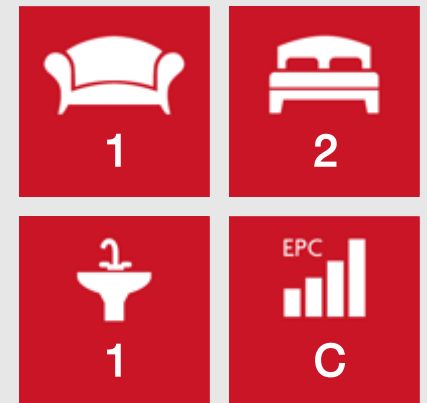




**Thorntons**  
The right way to move

36 Thorter Row, Dundee DD1  
3BW







## Summary

The subject property offers beautifully presented accommodation in 'move-in' condition. It comprises a bright and very spacious lounge (26m<sup>2</sup>) with a west-facing balcony, a very good-sized kitchen/dining room with a range of wall and base units, bathroom with three-piece suite and two double bedrooms both benefitting from integrated mirrored wardrobes. The comprehensive list of attributes includes double glazing, gas central heating (a significant bonus as many flats have less controllable electric heating), a secure entry system, kitchen appliances including integrated fridge/freezer, oven, hob, extractor fan, and washing machine. Externally vehicular needs are catered for by a driveway as well as a (rare) private garage (useful for charging that electric car) and beautifully maintained communal garden grounds.

## Features

- Popular Central Location
- Mid-floor Apartment
- Lounge
- Kitchen/Dining
- 2 Bedrooms
- Bathroom
- GCH; DG, EPC - C
- Secure Entry
- Garage & Driveway
- Communal Gardens

## Room Measurements

Lounge: 16' 9" x 16' 9" (5.11m x 5.11m)

Kitchen: 9'1" x 12'7" (2.77m x 3.84m)

Bedroom 1: 9'5" x 11'1" (2.87m x 3.38m)

Bedroom 2: 7'4" x 11'1" (2.24m x 3.38m)

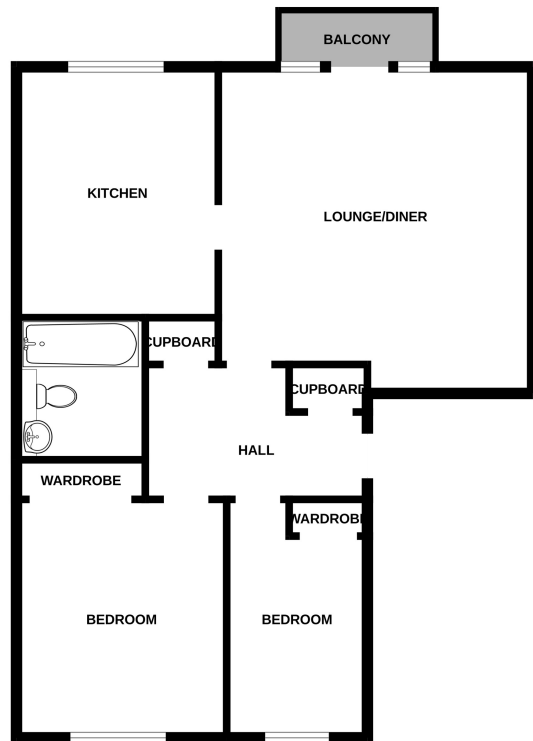
Bathroom: 6'0" x 6'1" (1.83m x 1.85m)





# Floorplan

FIRST 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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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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