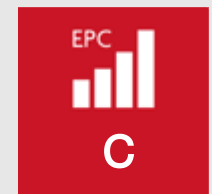
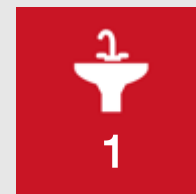




**Thorntons**  
The right way to move

89 Ancrum Drive, Dundee DD2  
2JG





## Summary

Excellent opportunity for an investor to add to their portfolio with this attractive ground-floor main door two bedroom flat. Ancrum Drive is ideally placed for easy access to local amenities and a short drive into the City Centre. The accommodation comprises; private main door access, hall, lounge, kitchen, two bedrooms and shower room. This property benefits from its own private rear garden and front garden along with double glazing and gas central heating. Contact Thorntons for Rental Income.

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## Features

- Ground floor flat
- Main door
- Rental Investment
- Lounge
- Kitchen
- Two Bedrooms
- Shower Room
- GCH; DG; EPC - C
- Front and Rear Gardens

## Room Measurements

Lounge: 3.61m x 4.67m (11' 10" x 15' 4")

Kitchen: 2.06m x 3.26m (6' 9" x 10' 8")

Bedroom 1: 3.58m x 3.60m (11' 9" x 11' 10")

Bedroom 2: 3.02m x 3.72m (9' 11" x 12' 2")

Shower Room: 1.47m x 2.08m (4' 10" x 6' 10")



# Floorplan

## GROUND 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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