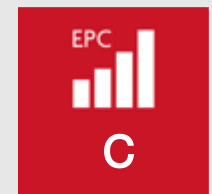
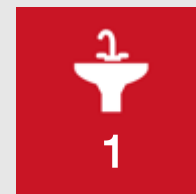
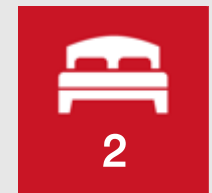




**Thorntons**  
The right way to move

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 being marketed with sitting tenant. 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 it's 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
- Sold with Sitting Tenant
- 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")

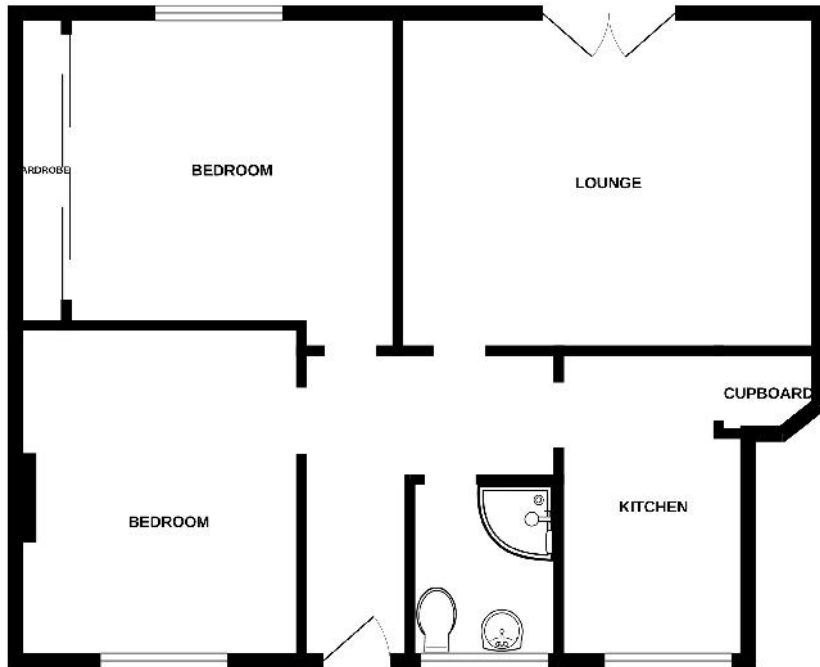
Shower Room: 1.47m x 2.08m (4' 10" x 6' 10")





# Floorplan

GROUND FLOOR



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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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