





**Thorntons**   
The right way to move

Flat 7, 45 Lyon Street, Dundee  
DD4 6RA

 1	 1
 1	 EPC D





## Summary

Third floor apartment, located within a popular residential area ideally located for a number of local amenities. The subject property offers comfortable accommodation which comprises: bright open plan lounge and kitchen with stunning River views, bathroom with three-piece suite and well-proportioned bedroom with traditional features. Attributes include double glazing, gas central heating and ornate cornicing and deep skirtings. Externally the property enjoys communal gardens and on-street parking.

---

## Features

- Third floor Apartment
- Popular Location
- River Views
- Open plan Lounge/Kitchen
- Bedroom
- Bathroom
- GCH; DG; EPC - D
- On- Street Parking
- Communal Garden

## Room Measurements

Lounge/Kitchen: 11' 08" x 16' 07" (3.56m x 5.05m)

Bedroom: 8' 08" x 13' 04" (2.64m x 4.06m)

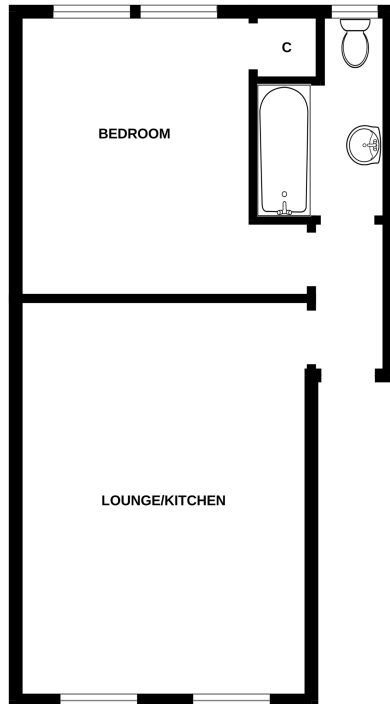
Bathroom: 6' 00" x 9' 08" (1.83m x 2.95m)





# Floorplan

THIRD 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.  
Made with Metropix ©2024

# Thorntons

The right way to move

## Our Branches

### ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA  
01333 310481  
anstrutherea@thorntons-law.co.uk

### ARBROATH

165 High Street, Arbroath, DD1 1DR  
01241 876633  
arbroathea@thorntons-law.co.uk

### BONNYRIGG

3-7 High Street, Bonnyrigg, EH19  
2DA  
0131 663 7135  
bonnyriggea@thorntons-law.co.uk

### EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket  
Terrace, Edinburgh, EH12 5HD  
0131 297 5980  
edinburghea@thorntons-law.co.uk

### CUPAR

49 Bonnygate, Cupar, KY15 4BY  
01334 656564  
cuparea@thorntons-law.co.uk

### DUNDEE

Whitehall House, 33 Yeaman Shore  
Dundee DD1 4BJ  
01382 200099  
dundeesea@thorntons-law.co.uk

### FORFAR

53 East High Street, Forfar, DD8 2EL  
01307 466886  
forfarea@thorntons-law.co.uk

### MONTROSE

55 High Street, Montrose, DD10 8LR  
01674 673444  
montrosesea@thorntons-law.co.uk

### PERTH

7 Whitefriars Crescent, Perth, PH2  
0PA  
01738 443456  
perthea@thorntons-law.co.uk

### ST ANDREWS

17-21 Bell Street, St Andrews, KY16  
9UR  
01334 474200  
standrewsea@thorntons-law.co.uk

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.

Thorntons is a trading name of Thorntons Law LLP Regulated by The Law Society of Scotland



@ThorntonsPropertyServices



@ThorntonsProperty



@ThorntonsPS