

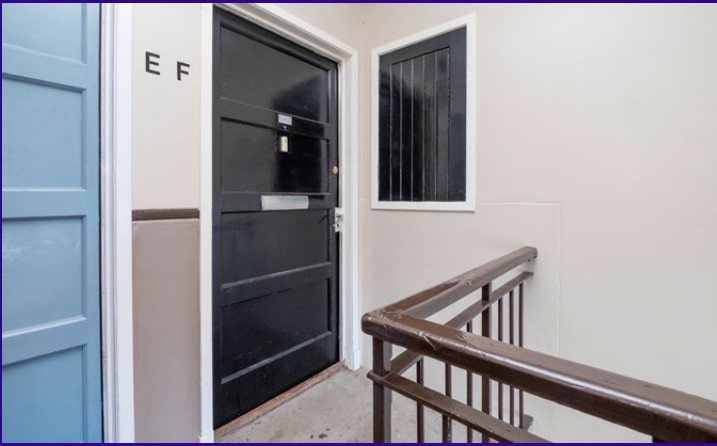
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33F Lansdowne Square,  
Dundee, DD2 3HU



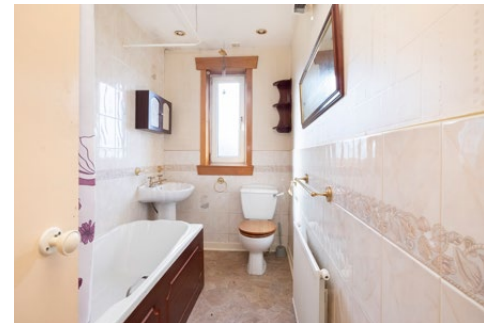
- Top Floor Flat
- Living/Dining Room
- 2 Double Bedrooms
- Good Location
- Kitchen
- Shared Garden

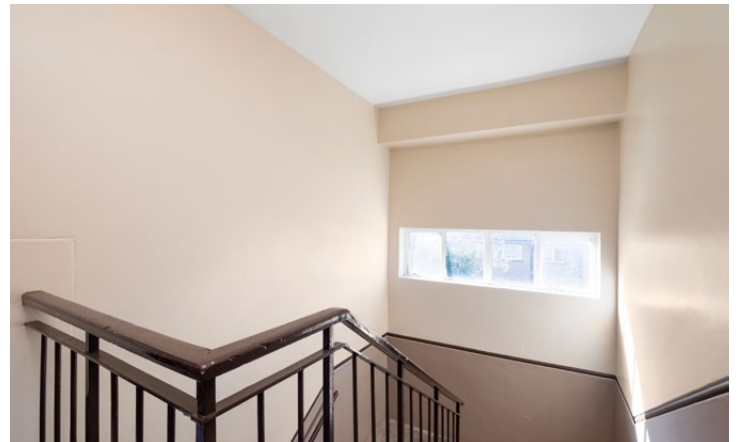
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A well-proportioned top floor flat location in an established residential area to the north west of Dundee. The local area offers a range of shops and services. There is a nearby bus service connecting the area with the city centre. The centre of Dundee offers a variety of major shopping, recreational and transport facilities.

The property benefits from double glazing and gas central heating. The accommodation is accessed via an entrance hall which has two storage cupboards. The living/dining room has an aspect to the front of the building while having a door leading through to the kitchen. The kitchen benefits from a range of fitted units while looking out to the rear. Two double bedrooms are access from the hall while the bathroom completes the accommodation with shower over the bath.







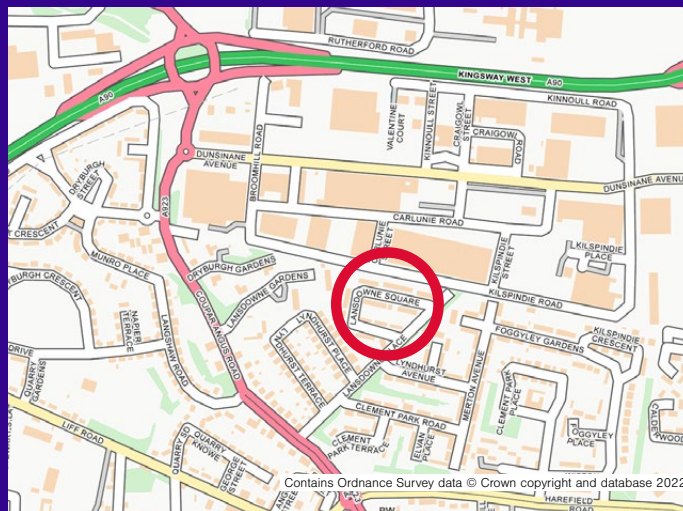
Ground Floor

## Accommodation (measurements are approx)

Living/Dining Room	3.28m x 5.40m	(10'9" x 17'9")
Kitchen	1.98m x 3.07m	(6'6" x 10'1")
Bedroom	3.35m x 3.74m	(11'0" x 12'3") at widest points
Bedroom	3.12m x 3.36m	(10'3" x 11'0")
Bathroom	1.54m x 3.11m	(5'1" x 10'2") at widest points

There is a shared drying green located to the rear of the building. A timber shed forms part of the sale and is also located to the rear.

PLEASE NOTE – We understand the gas boiler is not in working order and as such no warranty is given towards the boilers condition. The boiler is located in the shared attic space which is accessed from the top floor landing.



## Aberdeen

6 Bon Accord  
Square, Aberdeen  
AB11 6XU

Tel: 01224 452750

## Dundee

30 & 34 Reform Street  
Dundee  
DD1 1RJ

Tel: 01382 342222

DISCLAIMER. Entry by mutual arrangement. Viewing strictly through selling agents. Whilst we endeavour to make these particulars as accurate as possible, they do not form any part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital tape. If there is any part of these particulars that you find misleading or simply wish clarification on, please contact our office for assistance.

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