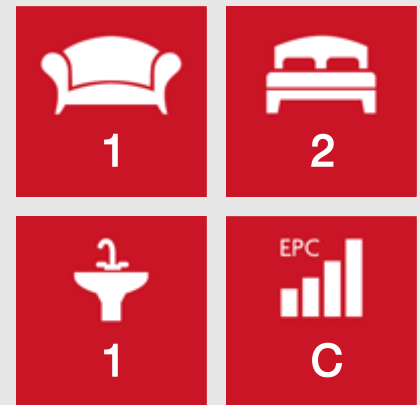




**Thorntons**   
The right way to move

1/2, 101 Magdalen Yard Road,  
Dundee DD2 1BB







## Summary

Well-presented first floor apartment situated in a prime West End area with fantastic River views. The location is well placed for universities, schools, library, city centre, restaurants, shops and excellent commuter bus routes. Accommodation comprises bright lounge, kitchen/dining, bathroom, two well-proportioned double bedrooms and benefits from gas fired central heating and double glazing. Externally the property benefits from on-street parking and communal shared gardens.

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## Features

- First Floor Apartment
- Prime West End Location
- River Views
- Lounge
- Kitchen/Dining
- 2 Double Bedrooms
- Bathroom
- GCH; DG; EPC - C

## Room Measurements

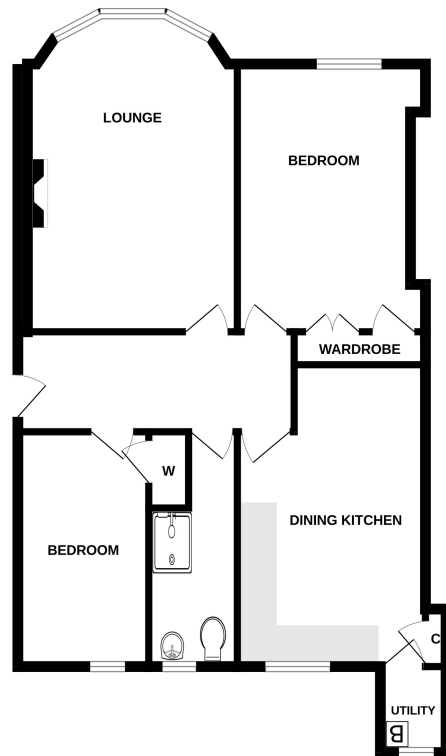
Lounge: 11' 6" x 14' 8" (3.51m x 4.47m)  
Kitchen/Dining: 9' 10" x 16' 6" (3.00m x 5.03m)  
Bathroom: 4' 10" x 12' 10" (1.47m x 3.91m)  
Bedroom 1: 9' 6" x 14' 8" (2.90m x 4.47m)  
Bedroom 2: 7' 2" x 12' 10" (2.18m x 3.91m)





# 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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