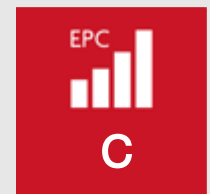
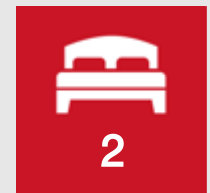




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Flat 2, 38 Arbroath Road,  
Dundee DD4 6EP





## Summary

Ground floor apartment, located in a desirable location, which is in excellent condition and comprises: entrance hallway, dual aspect lounge with feature balcony, kitchen with wall and base units, modern shower room with three piece suite and two good sized bedrooms both benefitting from integrated mirrored wardrobes. The impressive list of attributes includes gas central heating, double glazing, secure entry and ample storage. Externally the property enjoys a shared drying area and private allocated parking for one car.

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## Features

- Ground Floor Apartment
- Popular Residential Location
- Lounge with Balcony
- Kitchen
- 2 Bedrooms
- Shower Room
- GCH; DG; EPC - C
- Allocated Parking
- Shared Drying Area
- Council Tax Band C

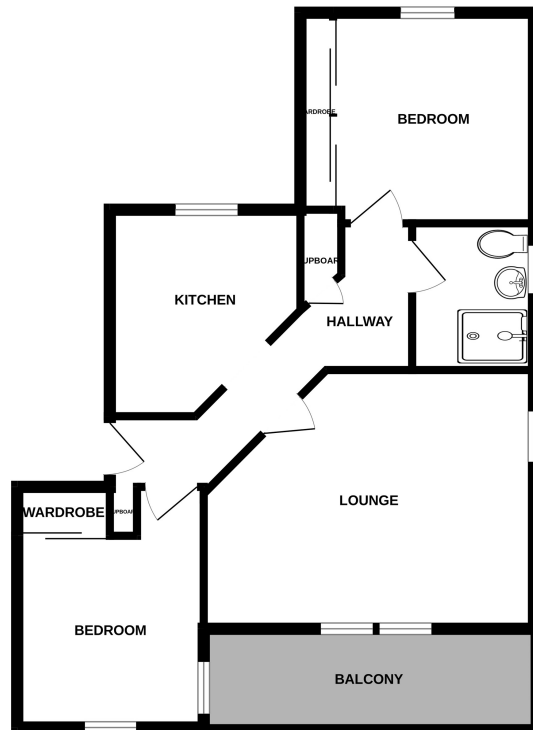
## Room Measurements

Lounge: 18' 9" x 12' 8" (5.71m x 3.86m)  
Kitchen: 10' 0" x 7' 4" (3.05m x 2.24m)  
Bedroom: 10' 5" x 9' 7" (3.17m x 2.92m)  
Bedroom: 10' 2" x 9' 4" (3.10m x 2.84m)  
Shower Room: 7' 1" x 6' 9" (2.16m x 2.06m)



# 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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