



**Thorntons**  
The right way to move

1/R 11 Park Avenue, Dundee  
DD4 6PN

 1	 2
 2	 EPC C



## Summary

First-floor apartment in a popular residential location. Park Avenue is ideally placed for a wide range of amenities including shops, schooling, leisure facilities, town centre and excellent commuter transport links. The subject property offers comfortable accommodation which comprises: lounge, kitchen, bathroom and two bedrooms. Practical attributes include a secure entry system, double glazing, gas fired central heating, and ample storage facilities. Externally the property benefits from on-street parking and communal garden grounds. Property is sold as seen - warranties will not apply to systems or appliances.

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## Features

- First Floor Apartment
- Popular Location
- Lounge
- Kitchen
- 2 Bedrooms
- Bathroom
- GCH; DG; EPC - C
- Secure Entry
- On- Street Parking
- Communal Area To Rear

## Room Measurements

Lounge: 12'5" x 13'9" (3.78m x 4.19m)

Kitchen: 5'2" x 10'8" (1.57m x 3.25m)

Bathroom: 5'5" x 6'3" (1.65m x 1.91m)

Bedroom 1: 10'2" x 12'5" (3.10m x 3.78m)

Bedroom 2: 7'5" x 10'8" (2.26m x 3.25m)



# Floorplan

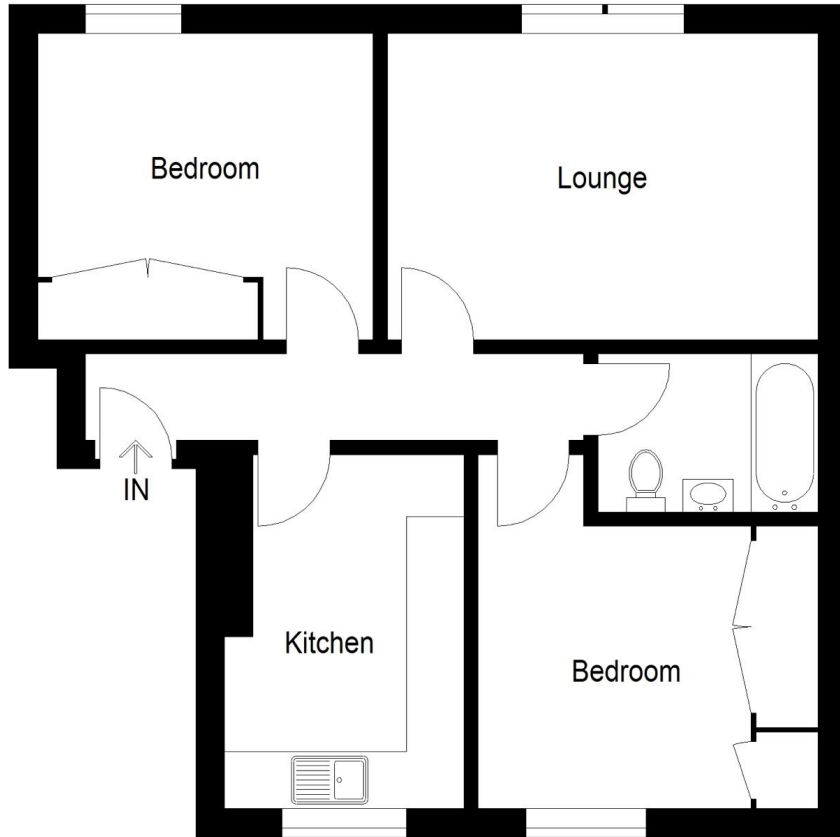


Illustration For Identification Purposes Only.  
Not To Scale (ID:1122512 / Ref:89189)

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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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