



**Thorntons**  
The right way to move

3/R, 54 Provost Road, Dundee  
DD3 8AH







## Summary

Spacious Top-Floor Flat with Investment Potential. Home Report Valuation: £60,000 An excellent opportunity to acquire this bright and airy top-floor flat, offering comfortable living space with great potential for enhancement. Ideal for investors or first-time buyers looking to add their personal touch. Additional benefits include double glazing, efficient electric heating, and ample storage throughout. Externally, the property boasts well-maintained communal garden grounds, a convenient drying area, and on-street parking. Located in a desirable residential area, this property presents a fantastic opportunity to secure a valuable investment or a welcoming first home.

## Features

- Spacious Top-Floor Flat with Investment Potential
- Home report value £60,000
- Generous lounge with ample natural light
- Well-appointed kitchen with a range of wall and base units
- Bathroom featuring a three-piece suite
- Two bedrooms
- Electric Heating; DG; EPC - D

## Room Measurements

Lounge: 10' 2" x 14' 5" (3.10m x 4.39m)  
 Kitchen: 6' 1" x 6' 4" (1.85m x 1.93m)  
 Bedroom 1: 6' 1" x 14' 0" (1.85m x 4.27m)  
 Bedroom 2: 6' 2" x 10' 8" (1.88m x 3.25m)  
 Bathroom: 4' 9" x 6' 0" (1.45m x 1.83m)

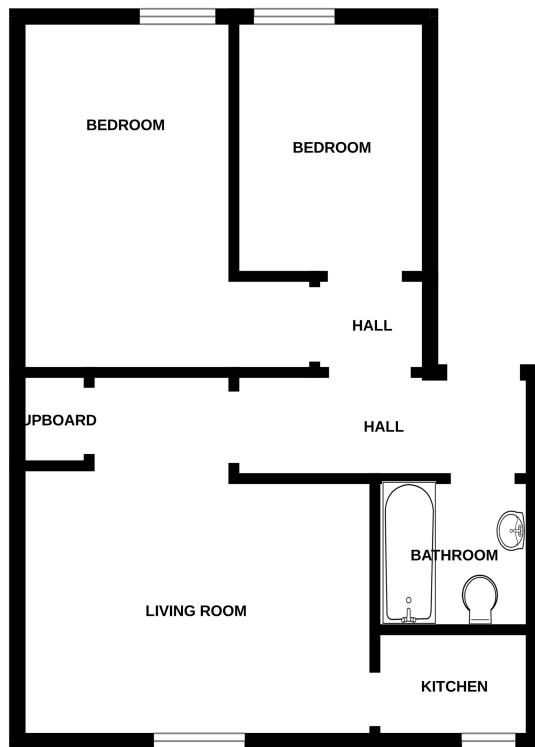






# Floorplan

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.  
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