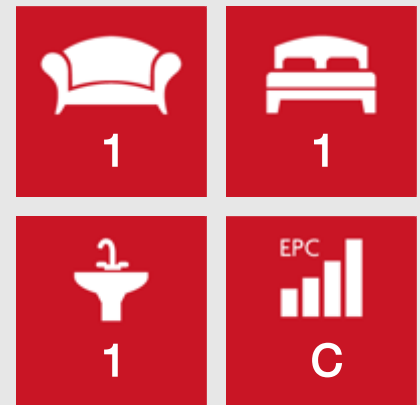




**Thorntons**  
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31E Step Row, Dundee DD2  
1AH





## Summary

This is a fantastic opportunity to purchase an apartment in this highly sought after location which has many local amenities only a short distance away including bars, restaurants and shops. The property is also ideally placed for access to the Universities, City Centre and Ninewells Hospital. The accommodation comprises Lounge, Kitchen, Double Bedroom and Bathroom. The building has a factor, secure entry and communal gardens to the rear. Ample on street parking is available. The property also benefits from Double Glazing and Gas Central Heating.

## Features

- Top Floor Flat
- West End Location
- River Tay views to rear
- Lounge
- Kitchen
- Double Bedroom

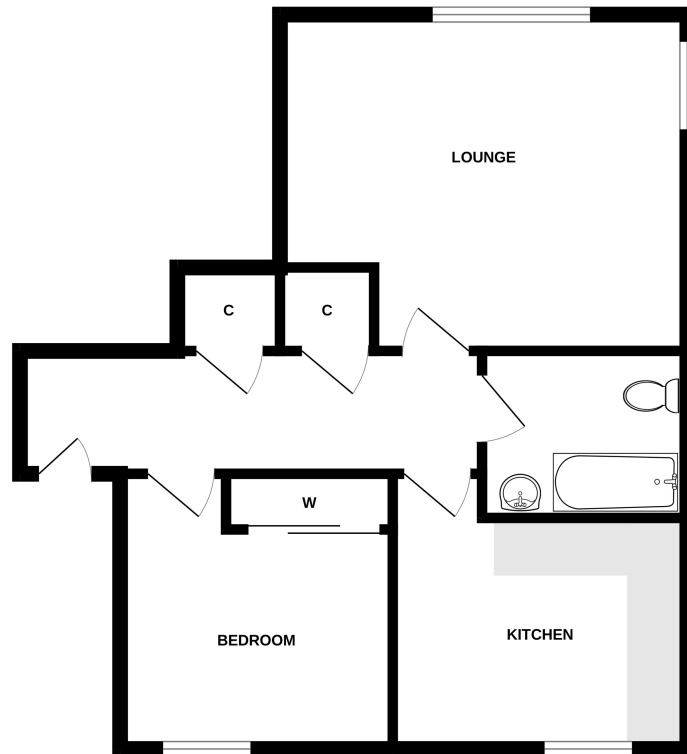
## Room Measurements

Lounge 13'8" x 16'10" (4.17m x 5.13m)  
Kitchen 10'6" x 11'1" (3.20m x 3.38m)  
Bedroom 9'10" x 12'4" (3.00m x 3.76m)  
Bathroom 4'10" x 7'8" (1.47m x 2.34m)



# Floorplan

## SECOND 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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