



**Thorntons**   
The right way to move

Flat B 8 Cotton Road, Dundee  
DD3 7BR

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 1	 EPC C





## Summary

Excellent opportunity to purchase a well-maintained ground-floor apartment just a few minutes walk from the city centre. Accommodation comprises; bright spacious lounge, fitted kitchen, bathroom and two well-proportioned bedrooms. The oven, hob, extractor fan, dishwasher and washing machine are included within the sale. Externally the property benefits from on-street parking and communal garden grounds. This is an ideal buy-to-let investment, or first-time buyer and early viewing is highly recommended.

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## Features

- Grd Flr Apartment with secure entry
- Home Report Value £115,000
- Lounge
- Fitted Kitchen with white goods
- 2 Bedrooms
- Bathroom
- Well-maintained communal garden
- Secure Entry; On-Street Parking
- Ideal for Dundee Universities
- GCH; DG; EPC - C

## Room Measurements

Lounge 8'9" x 12'1" (2.67m x 3.68m)

Kitchen 7'1" x 7'7" (2.16m x 2.31m)

Bathroom 4'3" x 8'9" (1.30m x 2.67m)

Bedroom 1 10'0" x 10'0" (3.05m x 3.05m)

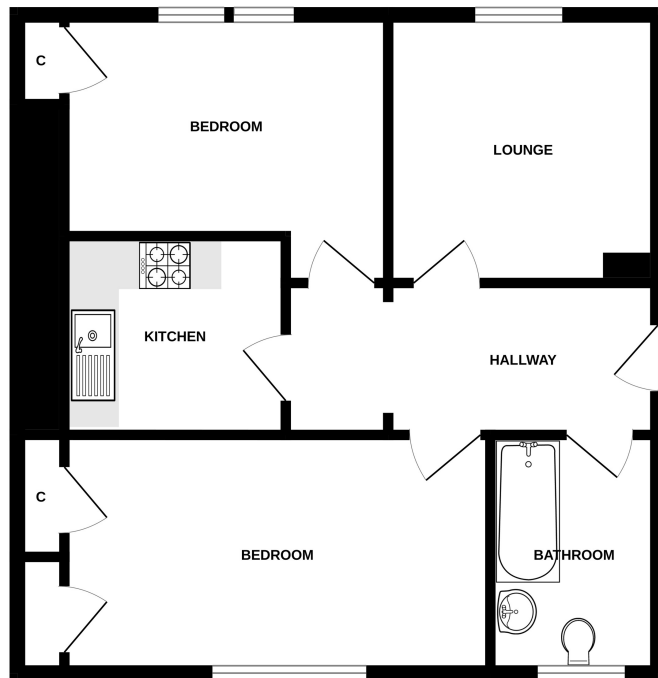
Bedroom 2 6'8" x 11'8" (2.03m x 3.56m)





# 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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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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