



**Thorntons**  
The right way to move

2c Patons Lane, Dundee DD2  
1BY





## Summary

Comfortable first floor apartment, located in the sought-after West End of the city, which comprises: spacious lounge with wood burner which leads to fitted dining kitchen, bathroom with three-piece suite and two double bedrooms. The comprehensive list of attributes includes: gas fired central heating, double glazing, floor coverings and ample storage throughout the property. Externally there is a private rear garden and on-street parking. The subject property is suitable for a variety of buyers and early viewing is highly recommended.

## Features

- First Floor Apartment
- Popular West End Location
- Spacious lounge with wood burner
- Dining Kitchen
- 2 Bedrooms
- Bathroom
- GCH & D/G
- On- Street Parking
- Private Rear Garden
- EPC C

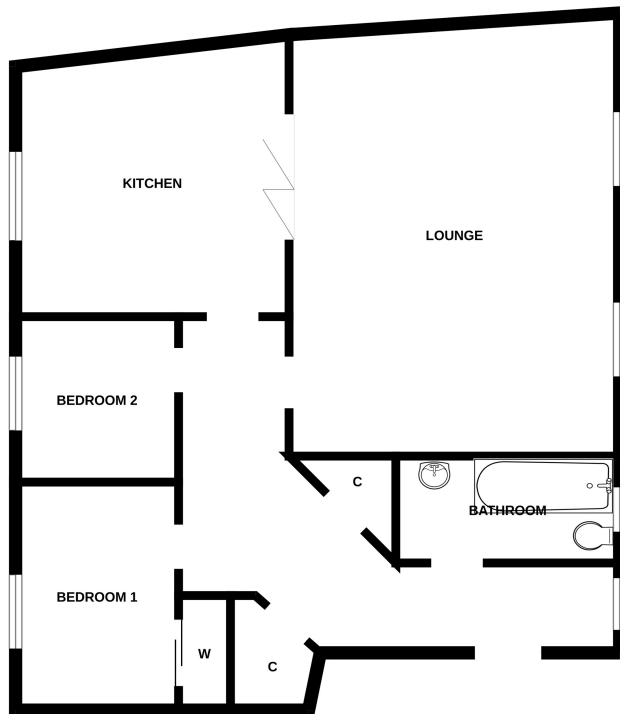
## Room Measurements

Lounge; 11' 2" x 17' 1" (3.40m x 5.21m)  
Kitchen: 8' 4" x 12' 7" (2.54m x 3.84m)  
Bathroom: 4' 2" x 8' 3" (1.27m x 2.51m)  
Bedroom 1: 9' 4" x 9' 7" (2.84m x 2.92m)  
Bedroom 2: 7' 6" x 10' 3" (2.29m x 3.12m)



# Floorplan

FIRST 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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