



**Thorntons**  
The right way to move

37 Mortimer Street, Dundee  
DD3 6RB





## Summary

The accommodation which has been upgraded and decorated to a high standard by the present owners comprises: entrance hall with stairs leading to first floor landing with storage cupboard, hatch giving access to attic space and side facing window. Bright lounge with front facing window, fitted storage cupboard, ample space for occasional furniture. Dining kitchen with both wall mounted and base units, matching breakfast bar, plumbing for washing machine, space for breakfasting table, rear facing window, oven, hob and extractor. Modern shower room with rear facing window. Two well appointed double bedrooms.

## Features

- Main Door 1st Floor Flat
- Popular Residential Area
- Upper Hall, Bright Lounge
- Quality Dining Kitchen
- 2 Double Bedrooms
- Modern Shower Room
- Immaculate Condition
- Viewing Highly Recommended

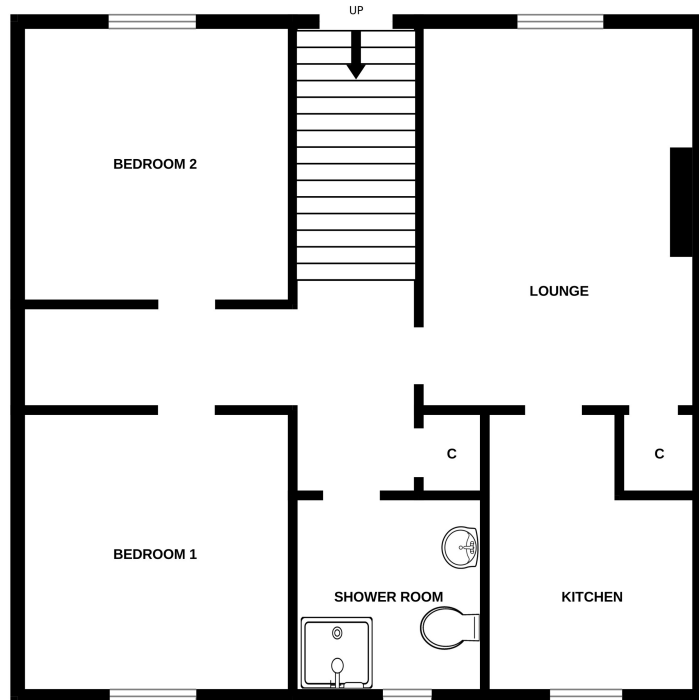
## Room Measurements

Lounge 16'1" x 12'1" (4.90m x 3.68m)  
 Dining Kitchen 10'9" x 10'6" (3.28m x 3.20m)  
 Bedroom 12'3" x 10'10" (3.30m x 3.02m)  
 Bedroom 10'10" x 9'11" (3.30m x 3.02m)  
 Shower Room 7'5" x 4'7" (2.26m x 1.40m)



# Floorplan

FIRST FLOOR



While 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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