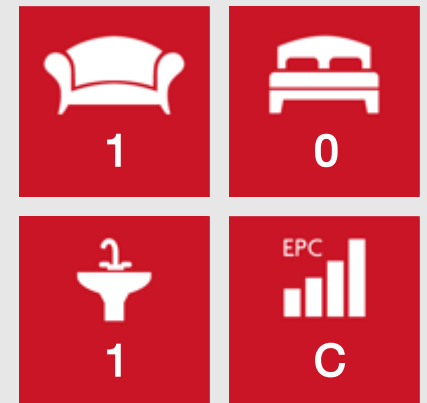




**Thorntons**  
The right way to move

4 Muirton Road, Dundee DD2  
2JP







## Summary

Well presented ground floor studio apartment situated within a popular residential area, convenient for a wide variety of amenities including shopping facilities and public transport. The accommodation is formed over one level comprising; entrance vestibule, spacious lounge/bedroom with ample space for occasional furniture, kitchen with floor and wall mounted units, contrasting work-surfaces, two useful store cupboards, bathroom with three piece suite comprising WC, wash hand basin and bath. To the rear is a communal garden area.

## Features

- Ground Floor Studio Flat
- Popular Residential Area
- Entrance Vestibule
- Spacious Lounge/Bedroom
- Inner Hall, Kitchen
- Bathroom
- Double Glazed and Electric Heating
- Communal Area To Rear
- Ideal 1st Time Purchase / Investment.
- EPC C

## Room Measurements

Lounge/Bedroom: 14' 0" x 12' 7" (4.27m x 3.84m)

Kitchen: 11' 7" x 7' 5" (3.53m x 2.26m)

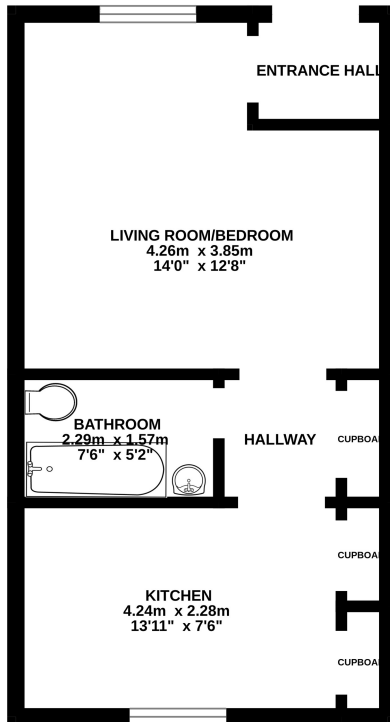
Bathroom: 8' 5" x 4' 6" (2.57m x 1.37m)





# Floorplan

GROUND FLOOR  
33.0 sq.m. (355 sq.ft.) approx.



TOTAL FLOOR AREA : 33.0 sq.m. (355 sq.ft.) approx.

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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