



**Thorntons**   
The right way to move

2/R, 13 Colinton Place, Dundee  
DD2 2BX

 1	 2
 1	 EPC D



## Summary

Second floor flat, located within a popular residential location which offers swift access to local transport links, both Universities and local amenities. Accommodation benefits from double glazing, electric heating, secure entry system, and comprises: hallway, large lounge with views over the Tay, fitted kitchen, two double bedrooms and bathroom with shower over bath. Externally the property is accessed via a well maintained residents stairwell and secure entry system. Gardens to the rear provide communal clothes drying space.

## Features

- Attractive 2nd Floor Flat
- Popular Residential Area
- Views Over The Tay Road Bridge
- Lounge
- Kitchen
- 2 Double Bedrooms
- Bathroom
- Electric Heating; DG; EPC - D
- Secure Entry; Communal Garden
- Viewing Highly Recommended

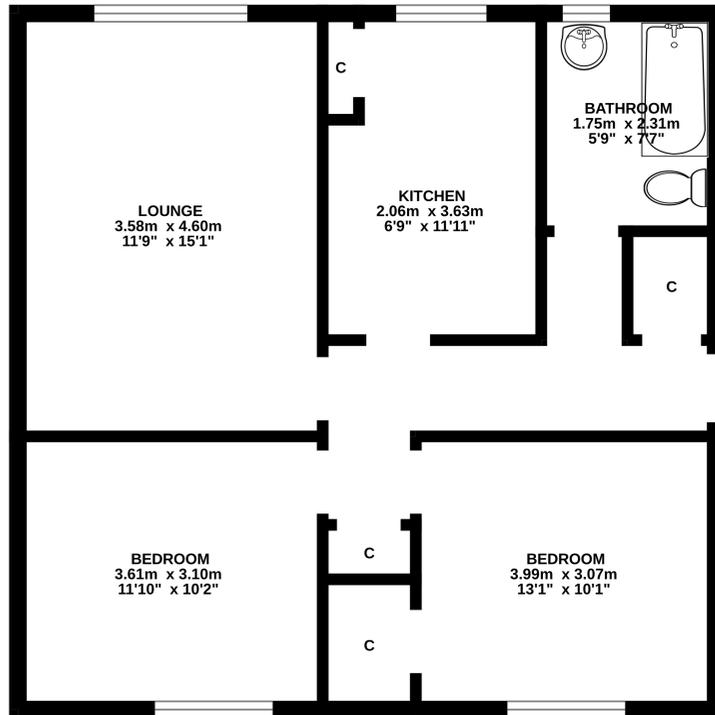
## Room Measurements

Lounge 15'9" x 11'11" (4.80m x 3.63m)  
Kitchen 12'2" x 7'0" (3.71m x 2.13m)  
Bedroom 13'1" x 10'11" (3.99m x 3.33m)  
Bedroom 11'3" x 10'0" (3.34m x 3.05m)  
Bathroom 7'9" x 5'8" (2.36m x 1.73m)



# 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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