



**Thorntons**  
The right way to move

1/R, 27 Pentland Crescent,  
Dundee DD2 2BT





## Summary

First floor apartment, with fantastic views of the River Tay to the front, which comprises: bright lounge, fitted kitchen with a range of fitted wall and base units, modern shower room and two well-proportioned double bedrooms two benefitting from integrated storage. Practical attributes include electric heating, double glazing and generous storage throughout. Externally the property benefits from communal garden grounds and on-street parking This property would make an ideal first time buy or buy-to-let investment and early viewing is highly recommended.

## Features

- First Floor Flat
- River Views to Front
- Ideal First Time Buy or Investment
- Lounge
- Kitchen
- Two Double Bedrooms
- Shower Room
- Electric Heating; DG; EPC - E
- Communal Gardens to Rear
- On Street Parking

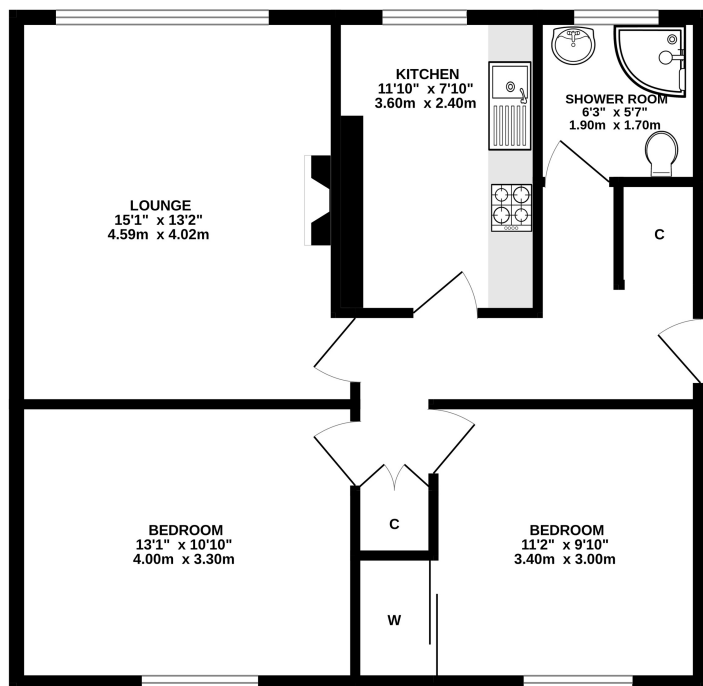
## Room Measurements

Lounge: 15'1" x 13'2" (4.59m x 4.02m)  
 Kitchen: 11'10" x 7'10" (3.60m x 2.40m)  
 Bedroom: 13'1" x 10'10" (4.00m x 3.30m)  
 Bedroom: 11'2" x 9'10" (3.40m x 3.00m)  
 Shower Room: 6'3" x 5'7" (1.90m x 1.70m)



# Floorplan

1ST 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 misstatement. 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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