



Thorntons
The right way to move

2/1d, 63 Gellatly Street,
Dundee DD1 3DZ





Summary

Two-bedroom apartment occupies a desirable second-floor position within a secure and well-maintained building. Freshly decorated throughout, the accommodation comprises a spacious open-plan lounge, dining, and kitchen. Both double bedrooms benefit from fitted wardrobes, and the property is completed by a modern family shower room. Additional features include double glazing, gas central heating, and a secure entry system. All carpets, floor coverings, and blinds are included in the sale, along with the integrated oven, hob, integrated fridge/freezer and washing machine. Accessed via a tidy communal stairwell, maintained by a residents' group (approx. £13/month), the building has recently had its roof renewed, offering further peace of mind.

Features

- 2nd Floor Flat
- Open Plan Living/Dining/Kitchen
- Two Double Bedrooms
- Shower Room
- Immaculate Condition internally
- City Centre Location close to amenities/universities
- Ideal Rental Investment/First Time Buy/Student flat
- DG & GCH. EPC C
- Secure Entry System

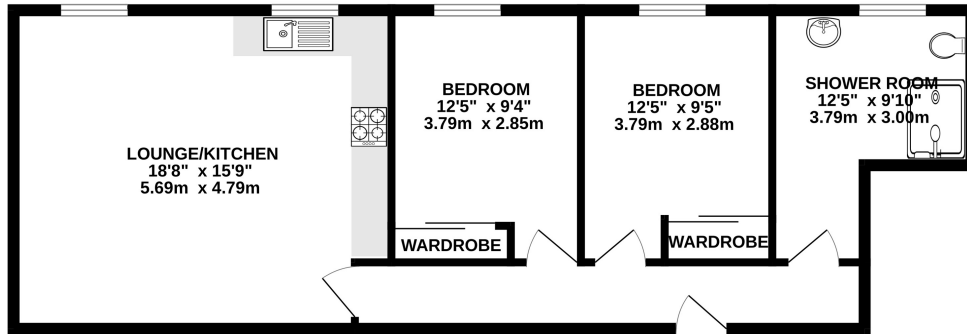
Room Measurements

O/P Living/Dining/Kitchen: 4.82m x 5.72m (15' 10" x 18' 9")
Bedroom: 2.77m x 3.69m (9' 1" x 12' 1")
Bedroom: 2.92m x 3.67m (9' 7" x 12' 0")
Shower Room: 1.79m x 2.72m (5' 10" x 8' 11")



Floorplan

2ND 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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