



**Thorntons**  
The right way to move

20p Roseangle, Dundee DD1  
4LR





## Summary

This is an excellent opportunity to purchase this first floor apartment which is situated in the heart of the popular West End. Ideally located for Dundee University and a short walk to Dundee City Centre, shops, bars, restaurants and transport links. The property comprises bright and spacious lounge, kitchen/dining with a range of fitted units, bathroom with four-piece suite and two well-proportioned double bedrooms both benefitting from fitted storage. Attributes include: electric heating, double glazing, secure entry and ample storage throughout the property. Externally there is the benefit of communal garden area and residents parking. The subject property is suitable for a variety of buyers and early viewing is highly recommended.

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## Features

- First Floor Apartment
- Popular West End location
- Lounge
- Kitchen/Dining
- Bathroom
- 2 Bedrooms
- Electric Heating & DG
- Secure Entry
- Residents Parking
- Shared Gardens
- EPC B

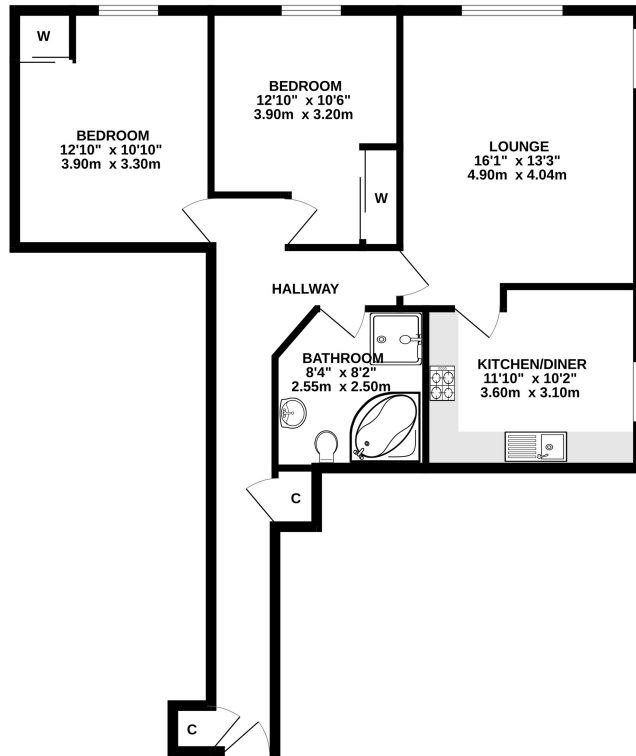
## Room Measurements

Lounge: 16'1 x 13'3  
Kitchen/Diner: 11'10 x 10'2  
Bedroom: 12'10 x 10'10  
Bedroom: 12'10 x 10'6  
Bathroom: 8'4 x 8'2



# 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 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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