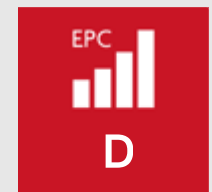
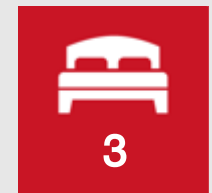
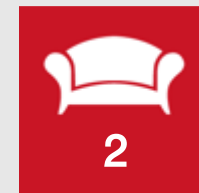




**Thorntons**   
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14b Patons Lane, Dundee DD2  
1BY





### Summary

Well-presented maisonette apartment in the highly sought-after West End of Dundee. This spacious maisonette apartment enjoys stunning river views and offers comfortable accommodation which comprises: bright lounge, adaptable dining room / bedroom 4, kitchen, bathroom with three-piece suite and three well proportioned double bedrooms. Attributes include gas fired central heating and ample storage facilities. Externally the property benefits from a small garden, shed as an outhouse building and on-street parking.

### Features

- Popular West End Location
- Maisonette Apartment
- Lounge
- Kitchen
- Bathroom
- Dining Room/Bedroom 4
- 3 Bedrooms
- GCH
- Small Garden
- On-Street Parking

### Room Measurements

Lounge: 12'10 x 11'10 (3.90m x 3.60m)  
Kitchen: 9'10 x 7'10 (3.00m x 2.40m)  
Dining Room: 11'6 x 9'10 (3.50m x 3.00m)  
Bedroom: 12'2 x 9'6 (3.70m x 2.90m)  
Bedroom: 14'5 x 12'6 (4.40m x 3.80m)  
Bedroom: 14'5 x 11'10 (4.40m x 3.60m)  
Bathroom: 6'3 x 5'11 (1.90m x 1.80m)




Patons Lane offers immediate access to Dundee University, vibrant Perth Road area, leisure facilities and excellent commuter transport links into Dundee City Centre and beyond.







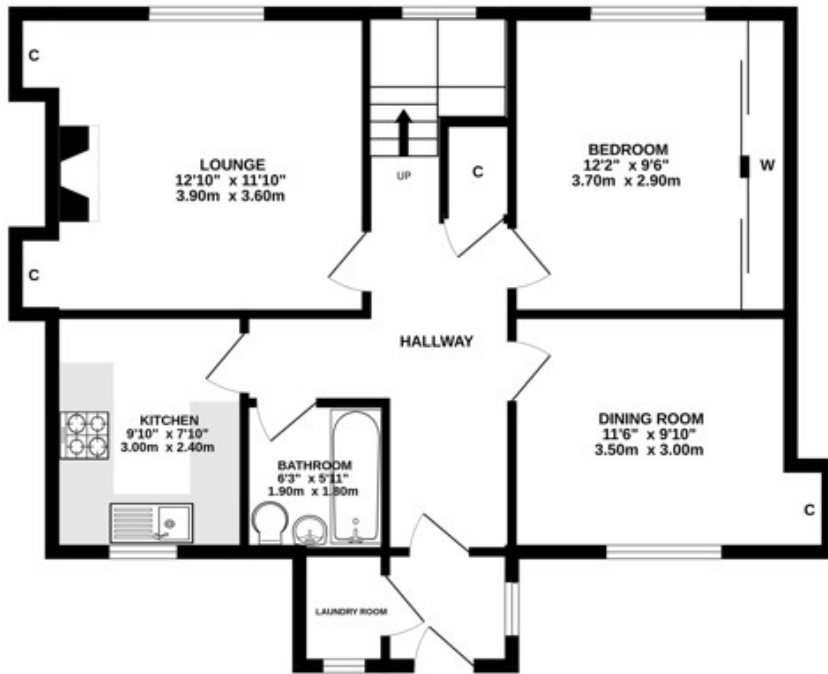


This property will appeal to a number of buyers and  
early viewing is highly recommended.

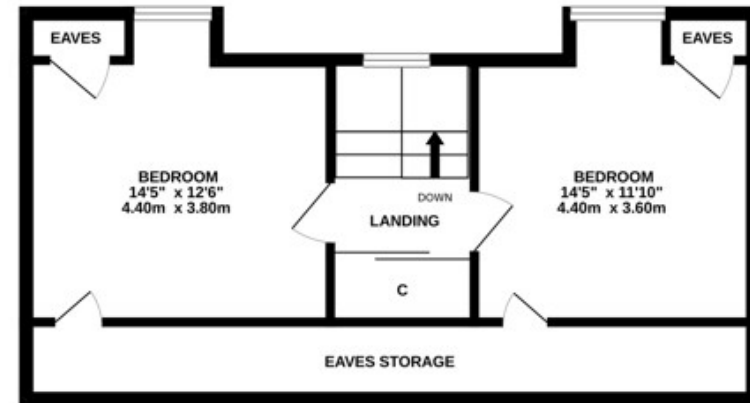


# Floorplan

GROUND FLOOR



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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