







**Thorntons**   
The right way to move

G/1, 21 Pentland Crescent,  
Dundee DD2 2BT

 1	 2
 1	 EPC C



## Summary

This is an excellent opportunity to purchase a well-presented ground floor apartment located within a popular area of the city. Pentland Crescent is ideal for a number of local amenities including: local shops, schools, parks, bus routes and the city centre. Ninewells Hospital, Dundee and Abertay universities are within a short distance from the property. The subject property comprises: entrance hallway, spacious and bright lounge, new bathroom with three piece-suite and two good sized double bedrooms. Practical benefits include double glazing, gas central heating and ample storage throughout the property. Externally the property enjoys access to communal gardens and on-street parking is readily available nearby.

---

## Features

- Ground Floor Apartment
- Popular Area
- Lounge
- Kitchen
- Newly fitted bathroom
- 2 Double Bedrooms
- GCH & D/G
- Shared Gardens to rear
- On - Street Parking
- EPC C

## Room Measurements

Lounge/Diner: 17'9 x 10'10

Kitchen: 10'1 x 6'2

Bedroom: 10'10 x 9'10

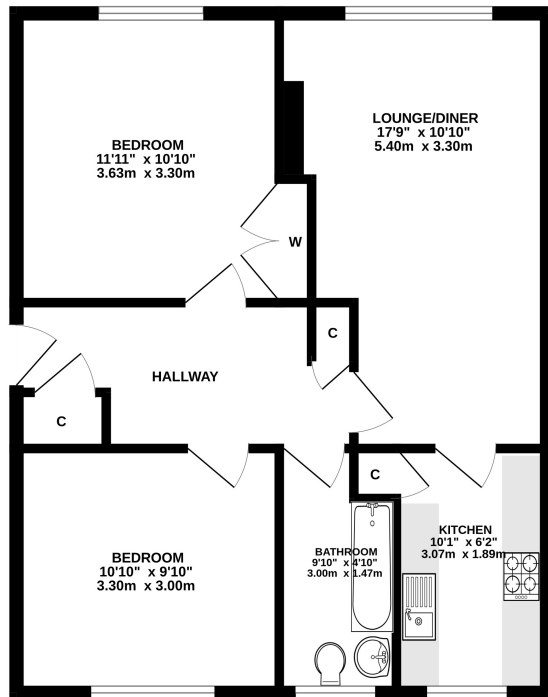
Bedroom: 11'11 x 10'10

Bathroom: 9'10 x 4'10



# Floorplan

GROUND FLOOR



While 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.  
Made with Metropix C2020

While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

## Our Branches

### ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA  
01333 310481  
anstrutherea@thorntons-law.co.uk

### ARBROATH

Brothockbank House, Arbroath, DD11 1NE  
01241 876633  
arbroathea@thorntons-law.co.uk

### BONNYRIGG

3-5 High Street, Bonnyrigg, EH19 2DA  
0131 663 7315  
bonnyriggea@thorntons-law.co.uk

### EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket Terrace, Edinburgh, EH12 5HD  
0131 297 5980  
edinburghea@thorntons-law.co.uk

### CUPAR

49 Bonnygate, Cupar, KY15 4BY  
01334 656564  
cuparea@thorntons-law.co.uk

### DUNDEE

Whitehall House, 33 Yeaman Shore, Dundee DD1 4BJ  
01382 200099  
dundeeea@thorntons-law.co.uk

### FORFAR

53 East High Street, Forfar, DD8 2EL  
01307 466886  
forfarea@thorntons-law.co.uk

### PERTH

7 Whitefriars Crescent, Perth, PH2 0PA  
01738 443456  
perthea@thorntons-law.co.uk

### INVERNESS

Kintail House, 2 Sir Walter Scott Drive, Inverness, IV2 3BW  
01463 893997  
genea@thorntons-law.co.uk

### ST ANDREWS

19-21 Bell Street, St Andrews  
01334 474200  
standrewsea@thorntons-law.co.uk

Thorntons is a trading name of Thorntons Law LLP Regulated by The Law Society of Scotland



@ThorntonsPropertyServices



@ThorntonsProperty



@ThorntonsPS