





Thorntons 
The right way to move

1/3, 3 Cardean Street, Dundee
DD4 6PS

 1	 2
 1	 EPC C



Summary

First floor two-bedroom flat located within a popular residential area of Dundee, comprises: a bright lounge, fitted kitchen, bathroom, and two well-proportioned bedrooms. While the property would benefit from a degree of upgrading and modernisation, it presents fantastic potential for buyers looking to add value and create a comfortable home or investment property. Communal gardens are to the rear and ample on street parking is available. The property offers an opportunity for first-time buyers or those seeking a student rental investment.

Features

- First Floor Flat
- Requires an element of upgrading
- Lounge
- Kitchen
- Two Bedrooms
- Bathroom
- Double Glazing
- Secure Entry
- Communal Gardens to rear
- Gas central heating, EPC C

Room Measurements

Lounge/Diner 15'10" x 14'5" (4.82m x 4.40m)

Kitchen 12'2" x 7'3" (3.70m x 2.20m)

Bedroom 12'2" x 11'2" (3.70m x 3.40m)

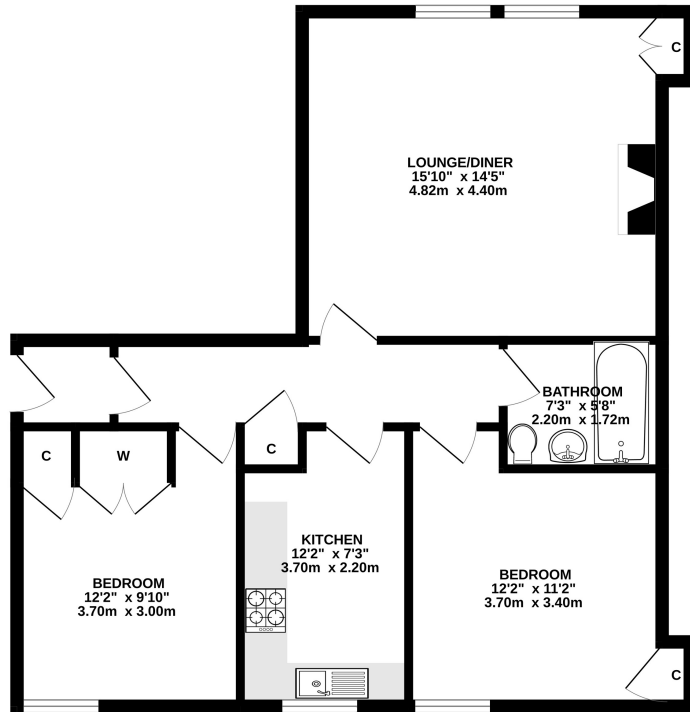
Bedroom 12'2" x 9'10" (3.70m x 3.00m)

Bathroom 7'3" x 5'8" (2.20m x 1.72m)



Floorplan

1ST 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.
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