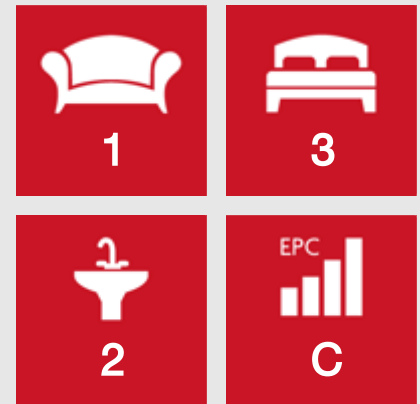




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82c Victoria Road, Dundee  
DD1 2NY





## Summary

Superb second floor flat, situated within a popular residential area convenient for local amenities, benefits from gas heating and security entry system and comprises: L-shaped hall, bright spacious lounge with views over the Tay to Fife beyond, ample space for occasional furniture and dining table, three well-appointed bedrooms, kitchen fitted with wall mounted and base units, oven, hob, extractor, family bathroom and also fully fitted shower room. Externally there is an unallocated area for parking to the rear.

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## Features

- Spacious 2nd Floor Flat
- South Facing, Views Over the Tay
- Popular Central Location
- Ideal For Universities, Public Transport, Shopping
- Hall, Lounge, Fitted Kitchen
- 3 Bedrooms, Bathroom & Shower Room
- Gas Ch, Security Entry System
- Unallocated Parking To Rear
- Viewing Highly Recommended

## Room Measurements

Lounge: 15'5 x 15'4 (4.70m x 4.68m)

Kitchen: 12'2 x 7'2 (3.70m x 2.18m)

Bedroom: 16'5 x 13'5 (5.00m x 4.10m)

Bedroom: 12'2 x 8'10 (3.70m x 2.70m)

Bedroom: 12'2 x 8'2 (3.70m x 2.50m)

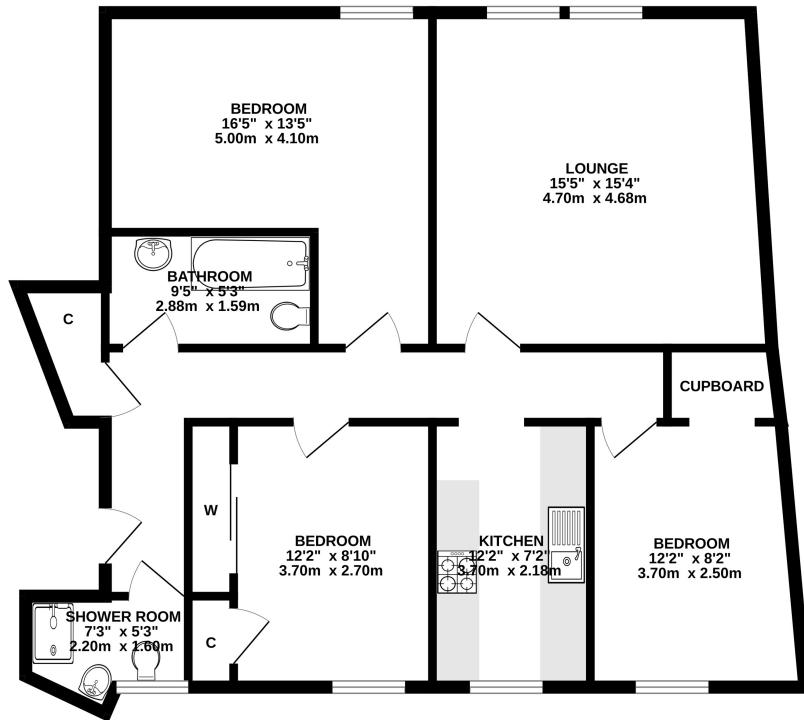
Bathroom: 9'5 x 5'3 (2.88m x 1.59m)

Shower Room: 7'3 x 5'3 (2.20m x 1.60m)



# Floorplan

2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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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.

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