







**Thorntons**  
The right way to move

3/1, 56 High Street, Lochee,  
Dundee DD2 3AW

 1	 1
 1	 EPC C



## Summary

Situated on the top floor of a traditional tenement building in the heart of Lochee, this well-presented one-bedroom furnished flat offers an excellent opportunity for first-time buyers, buy-to-let investors, or students seeking convenient city living. The flat offers bright and practical accommodation, comprising of lounge, kitchen, double bedroom and modern shower room. Ideally located on High Street, the property is within easy reach of a wide range of local amenities including supermarkets, cafés, healthcare services, and independent shops. Excellent public transport links connect the area directly to Dundee city centre, Ninewells Hospital, and both the University of Dundee and Abertay University.

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## Features

- Top Floor Furnished Flat
- Lounge
- Kitchen
- Double Bedroom
- Shower Room
- Double Glazing
- Gas Central Heating
- EPC rating C
- Ideal First Time Buy or Rental investment

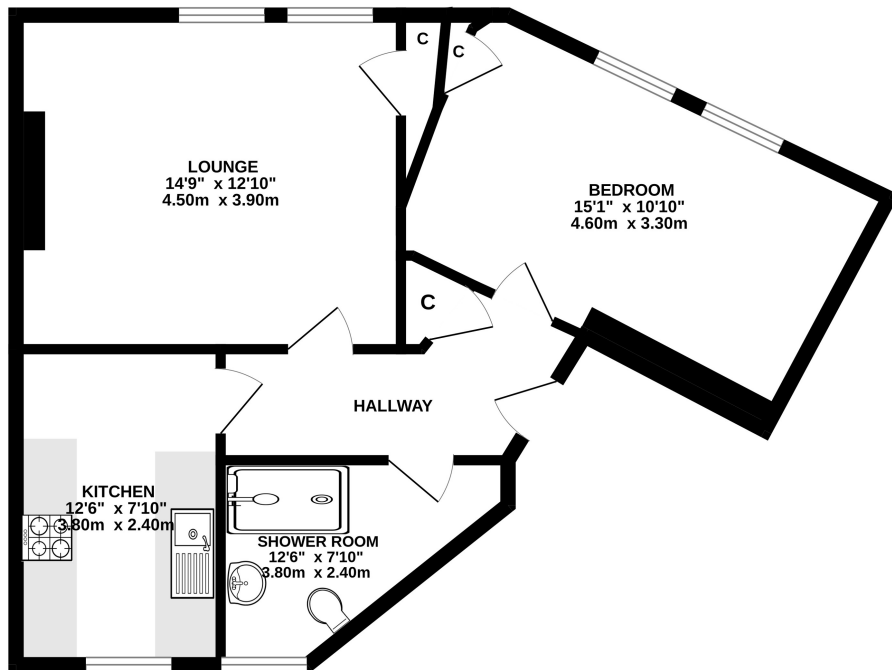
## Room Measurements

Lounge 14'9" x 12'10" (4.50m x 3.90m)  
Kitchen 12'6" x 7'10" (3.80m x 2.40m)  
Bedroom 15'1" x 10'10" (4.60m x 3.30m)  
Shower room 12'6" x 7'10" (3.80m x 2.40m)



# Floorplan

3RD 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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