




**Thorntons**   
The right way to move

13 Speckled Wood Court,  
Dundee DD4 0LY

 2	 2
 1	 EPC C



## Summary

This is an excellent opportunity to purchase a well-maintained maisonette apartment within a popular location. Speckled Wood Court offers a wide range of local amenities include public transport, shops, recreational facilities and there is easy access to services at Broughty Ferry and Dundee. The accommodation comprises: spacious lounge, dining room, kitchen, two double bedroom and bathroom. Attributes include double glazing, electric heating and ample storage facilities. Externally there is well-maintained shared gardens with drying area and residents parking. Please note the subjects are of non-standard construction and factor fees apply.

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## Features

- Maisonette Apartment
- Popular Location
- Lounge
- Kitchen
- Dining Room
- Bathroom
- 2 Bedrooms
- Electric Heating & DG
- Communal drying green
- Residents and visitor parking
- EPC -C

## Room Measurements

Lounge/Diner: 15'5 x 10'6

Dining Room: 9'11 x 8'11

Kitchen: 13'1 x 9'10

Bathroom: 6'8 x 5'11

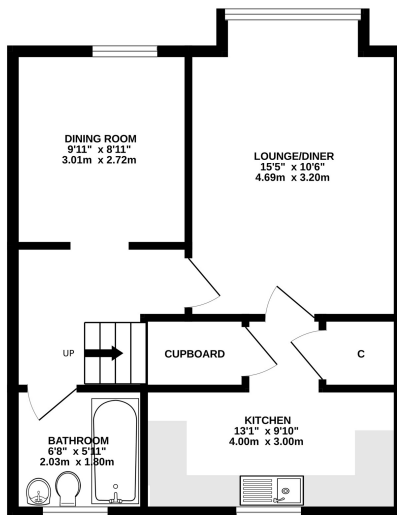
Bedroom: 13'5 x 8'11

Bedroom: 10'6 x 10'2

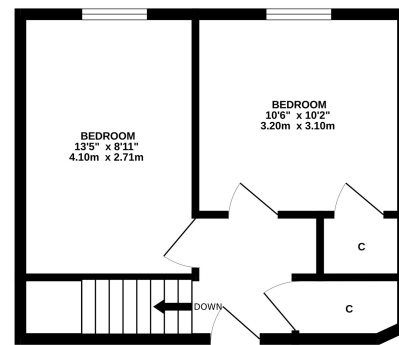


# Floorplan

GROUND FLOOR



ENTRANCE 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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