



**Thorntons**  
The right way to move

196 South Victoria Dock Road,  
Dundee DD1 3BF







## Summary

The subject property offers comfortable accommodation which comprises: bright lounge/kitchen with feature juliet balcony overlooking the quay, bathroom with three-piece suite and two well-proportioned double bedrooms with integrated storage and the master enjoying en-suite facilities. The comprehensive list of attributes includes: double glazing, secure entry system, electric heating system, ample storage facilities and communal lift access to the top floor. Vehicular needs are catered for by cover by resident and visitor parking. Please note factoring fees apply.

## Features

- Second Floor Apartment
- City Centre Location close to amenities
- Open plan lounge/kitchen with juliet balcony
- Bathroom
- 2 Bedrooms (one en-suite)
- Elec heating & DG
- Secure Entry
- Residents parking and visitor space

## Room Measurements

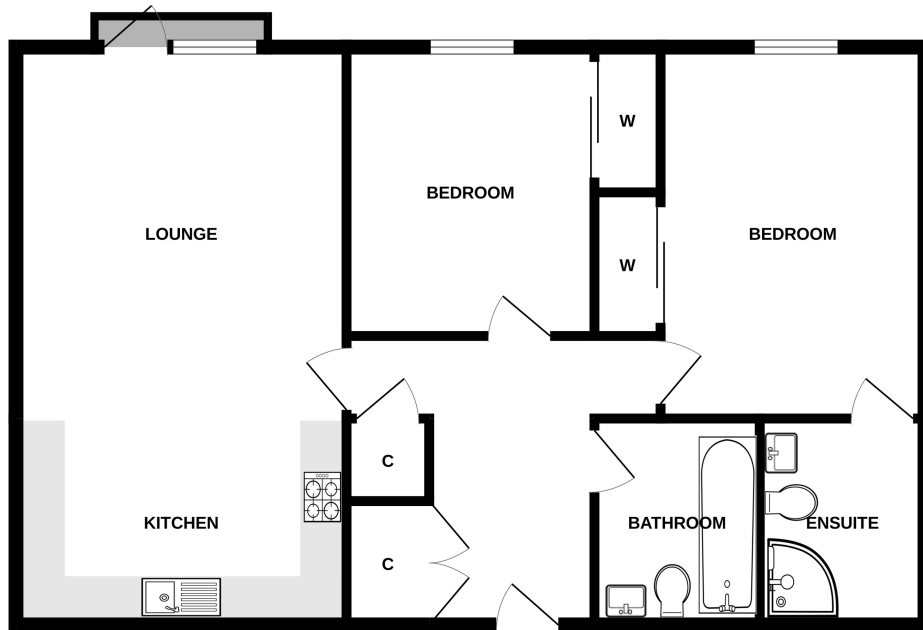
Open plan lounge/kitchen 13'0" x 22'1" (3.96m x 6.73m)  
 Bathroom 6'2" x 7'3" (1.88m x 2.21m)  
 Bedroom 1 9'2" x 14'1" (2.79m x 4.29m)  
 En-suite shower room 4'5" x 7'2" (1.35m x 2.18m)  
 Bedroom 2 9'2" x 10'5" (2.79m x 3.17m)





# Floorplan

2ND 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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