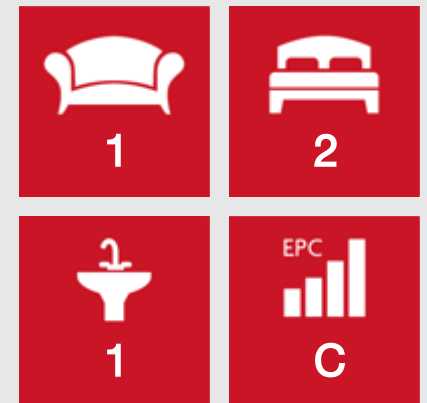




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7 Allan Lane, Dundee DD1 3EU







## Summary

The subject property comprises: spacious lounge with balcony, kitchen/dining with a range of fitted wall and base units, shower room with three-piece suite and two double bedrooms. Attributes include: electric heating, double glazing, secure entry, floor coverings, fridge/freezer, oven, hob, extractor fan and generous storage throughout. This property is well presented and would make an ideal buy-to-let investment. Early viewing is highly recommended.

## Features

- Second floor Apartment
- City Centre Location close to amenities
- Lounge with balcony
- Kitchen/Dining
- 2 Bedrooms
- Shower room
- Electric Central Heating; DG; EPC - C
- Secure Entry
- Parking Space

## Room Measurements

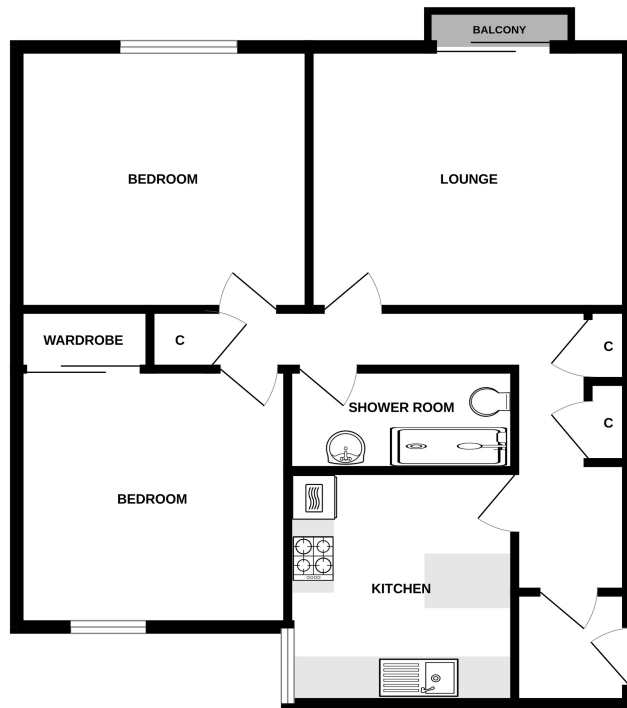
Lounge; 11' 8" x 13' 7" (3.56m x 4.14m)  
 Kitchen/Dining: 10' 1" x 10' 6" (3.07m x 3.20m)  
 Shower Room: 3' 8" x 10' 0" (1.12m x 3.05m)  
 Bedroom 1: 11' 5" x 12' 7" (3.48m x 3.84m)  
 Bedroom 2: 10' 6" x 11' 2" (3.20m x 3.40m)





# 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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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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