



**Thorntons**  
The right way to move

Flat 2/2 , 56 Roseangle, Dundee  
DD1 4NB





## Summary

This is an excellent opportunity to purchase this second-floor apartment which is situated in the heart of the popular West End. Ideally located for Dundee University and a short walk to Dundee City Centre, shops, bars, restaurants and transport links. The subject's property comprises a spacious lounge with traditional features, a kitchen/dining area with a range of fitted units, a bathroom with a three-piece suite and a well-proportioned double bedroom. Attributes include: electric heating, double glazing, floor coverings and ample storage throughout the property. Externally, there is the benefit of a well-maintained communal garden with a drying area with on-street parking available nearby. The subject property is suitable for a variety of buyers and early viewing is highly recommended.

## Features

- Second Floor Apartment
- Prime West End Location
- Spacious Lounge
- Kitchen/ Dining
- Double Bedroom
- Bathroom
- DG & Electric Heating
- Well-maintained shared garden
- On - Street Parking

## Room Measurements

Lounge: 13'10 x 13'2

Kitchen/Diner: 14'2 x 11'8

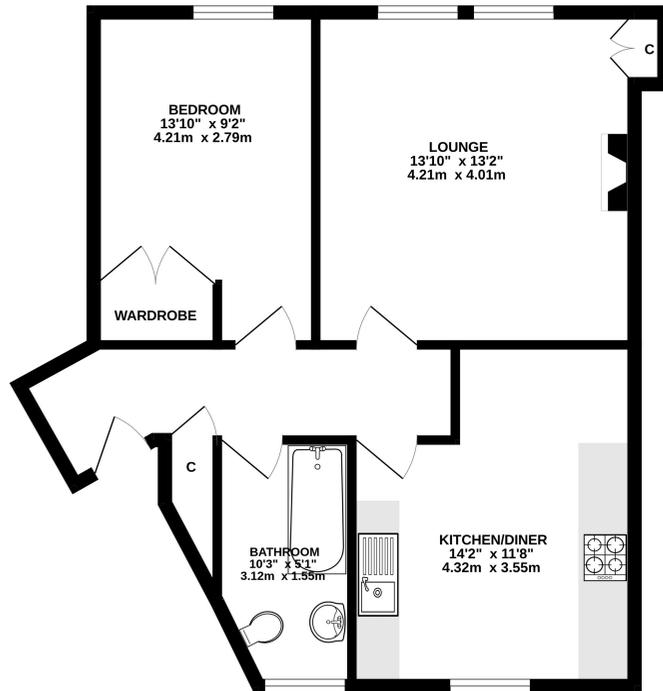
Bedroom: 13'10 x 9'2

Bathroom: 10'3 x 5'1



# 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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## Our Branches

### ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA  
01333 310481  
anstrutherea@thorntons-law.co.uk

### ARBROATH

Brothockbank House, Arbroath, DD11 1NE  
01241 876633  
arbroathea@thorntons-law.co.uk

### BONNYRIGG

3-5 High Street, Bonnyrigg, EH19 2DA  
0131 663 7315  
bonnyriggea@thorntons-law.co.uk

### EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket Terrace, Edinburgh, EH12 5HD  
0131 297 5980  
edinburghea@thorntons-law.co.uk

### CUPAR

49 Bonnygate, Cupar, KY15 4BY  
01334 656564  
cuparea@thorntons-law.co.uk

### DUNDEE

Whitehall House, 33 Yeaman Shore, Dundee DD1 4BJ  
01382 200099  
dundeeea@thorntons-law.co.uk

### FORFAR

53 East High Street, Forfar, DD8 2EL  
01307 466886  
forfarea@thorntons-law.co.uk

### PERTH

7 Whitefriars Crescent, Perth, PH2 0PA  
01738 443456  
perthea@thorntons-law.co.uk

### INVERNESS

Kintail House, 2 Sir Walter Scott Drive, Inverness, IV2 3BW  
01463 893997  
genea@thorntons-law.co.uk

### ST ANDREWS

19-21 Bell Street, St Andrews  
01334 474200  
standrewsea@thorntons-law.co.uk

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