



**Thorntons**  
The right way to move

15 Roslin Gardens, Dundee  
DD4 7BU







## Summary

This is an excellent opportunity to purchase a comfortable and well-presented first-floor apartment. Roslin Gardens is ideally placed for easy access to both central Dundee and Broughty Ferry, with a wide range of amenities including supermarkets, local shops, leisure facilities and regular commuter bus routes all conveniently close by. The property comprises: bright lounge, fitted kitchen, bathroom with three-piece suite and double bedroom benefitting from storage facilities. The practical benefits include electric heating, double glazing and ample storage. Externally, the property benefits from its own parking space and access to a private, well-maintained garden area & shed, providing an attractive outdoor space for relaxation.

## Features

- First Floor Apartment
- Popular Location
- Lounge
- Kitchen
- Shower Room
- Bedroom
- Parking Space
- Private Garden & Shed
- Electric Heating & DG

## Room Measurements

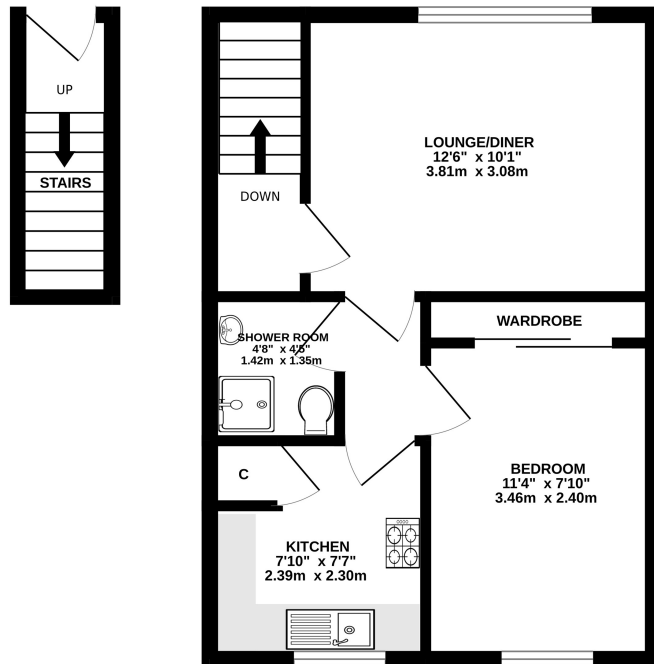
Lounge/Diner 12'6" x 10'1" (3.81m x 3.08m)  
 Kitchen 7'10" x 7'7" (2.39m x 2.30m)  
 Bedroom 11'4" x 7'10" (3.46m x 2.40m)  
 Shower Room 4'8" x 4'5" (1.42m x 1.35m)





# Floorplan

1ST FLOOR



While 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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