



**Thorntons**   
The right way to move

63a Constitution Road, Dundee  
DD1 1LA

 2	 2
 1	 EPC C



## Summary

Ground floor apartment, located within walking distance of the City Centre, which offers spacious accommodation and comprises: bright lounge/bedroom with traditional period features, kitchen/dining, bathroom with three-piece suite and 2 good sized double bedrooms. Practical attributes include gas fired central heating system, double glazing and ample storage facilities throughout the property. Externally the property benefits from communal garden grounds to the rear and on-street parking. Please note the property requires upgrading.

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## Features

- Ground Floor Apartment
- Central location
- Lounge/Bedroom
- Kitchen/ Dining Room
- 2 Bedrooms
- Bathroom
- GCH; DG; EPC - C
- On - Street Parking
- Communal Area To Rear

## Room Measurements

Lounge/Bedroom: 13' 3" x 14' 5" (4.04m x 4.39m)

Open plan kitchen/dining room:

11' 6" x 17' 3" (3.51m x 5.26m)

Bedroom 1: 10' 9" x 11' 2" (3.28m x 3.40m)

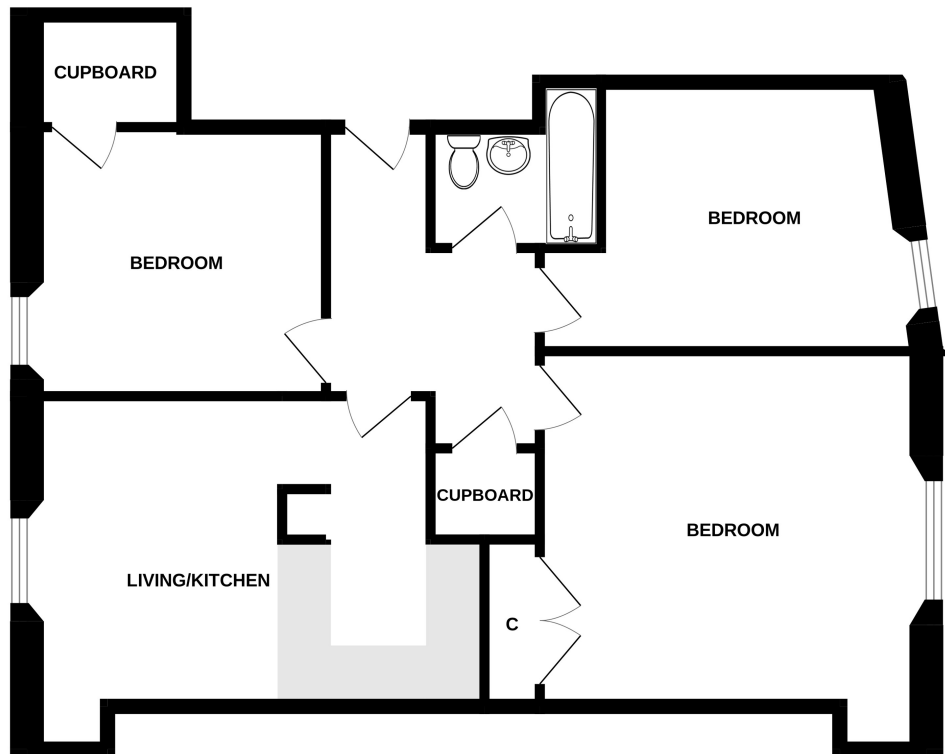
Bedroom 2: 10' 5" x 14' 5" (3.17m x 4.39m)

Bathroom: 5' 0" x 6' 2" (1.52m x 1.88m)



# Floorplan

## GROUND 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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