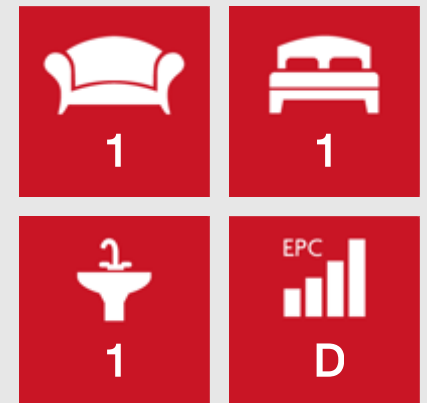




**Thorntons**  
The right way to move

Flat 2b, 16 Loons Road,  
Dundee DD3 6AN







## Summary

Well-proportioned second floor flat features an entrance hall, a bright lounge with feature fireplace, rear facing window, ample space for occasional furniture, door leading to inner hall, a fitted kitchen complete with included white goods, a double bedroom with built-in wardrobe, front facing window and a bathroom with shower over bath. Most items of furniture may be purchased by separate negotiation. Externally, residents enjoy access to communal garden ground to the rear.

## Features

- Attractive 2nd Floor Flat
- Popular Residential Area
- Hall, Bright Lounge
- Fitted Kitchen
- Double Bedroom
- Bathroom
- DG; EPC - D
- Communal Area To Rear
- Ideal 1st time purchase
- Viewing Recommended

## Room Measurements

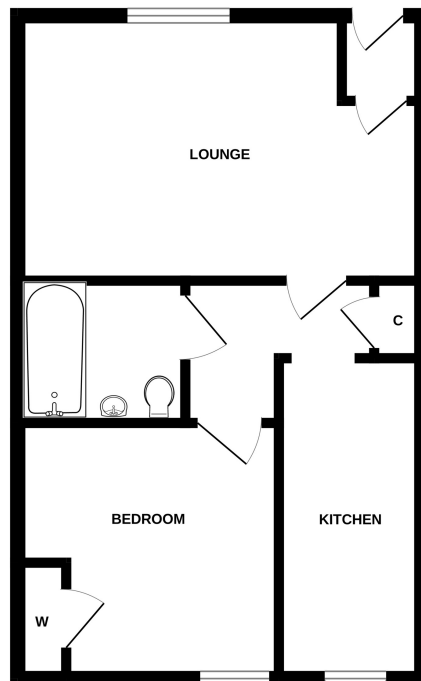
Lounge: 15' 8" x 10' 4" (4.78m x 3.15m)  
 Kitchen: 12' 0" x 5' 3" (3.66m x 1.60m)  
 Bedroom: 10' 2" x 9' 11" (3.10m x 3.02m)  
 Bathroom: 6' 5" x 5' 6" (1.96m x 1.68m)





# Floorplan

SECOND 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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