



**Thorntons**  
The right way to move

44 Bruce Street, Dundee DD3  
6RG





## Summary

Main door ground-floor apartment, in a popular residential location, close to a wide range of local amenities including shops, schools, leisure facilities, and excellent commuter transport links. The property offers comfortable accommodation and comprises: spacious lounge, kitchen, shower room with three-piece suite and two bedrooms. Practical attributes include double glazing, gas central heating ample storage throughout the property. Externally the property benefits from shared and private garden grounds with on-street parking readily available.

## Features

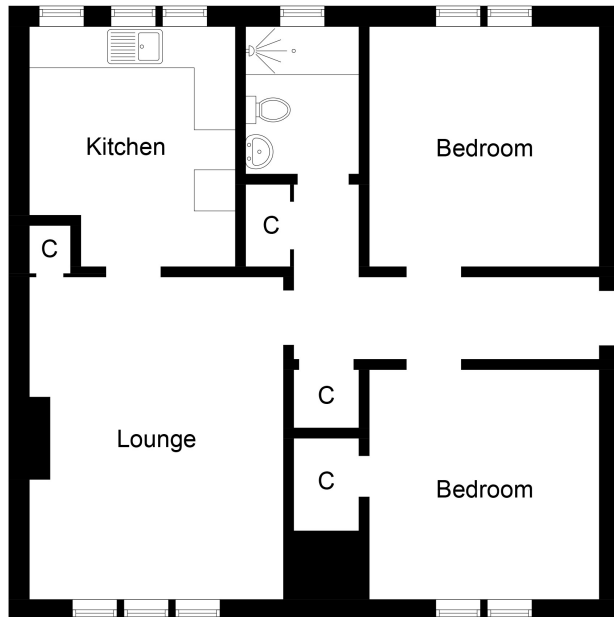
- Ground Floor Apartment
- Popular Location
- Lounge
- Kitchen
- 2 Bedrooms
- Shower Room
- GCH; DG; EPC - D
- Private and shared garden grounds
- On - Street Parking

## Room Measurements

Lounge: 12' 1" x 15' 9" (3.68m x 4.80m)  
Kitchen/Dining: 10' 6" x 9' 9" (3.20m x 2.97m)  
Bedroom 1: 10' 10" x 12' 3" (3.30m x 3.73m)  
Bedroom 2: 9' 11" x 10' 10" (3.02m x 3.30m)  
Shower Room: 4' 7" x 7' 5" (1.40m x 2.26m)



# Floorplan



**Ground Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1169073)

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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