



**Thorntons**  
The right way to move

3 Kenilworth Avenue, Dundee  
DD4 6LL





## Summary

This is a fantastic opportunity to purchase a ground floor apartment located within a popular residential area. The location is ideal for a number of local amenities including: shops, schools, leisure facilities and excellent commuter transport links. The subject property offers spacious accommodation which comprises: bright lounge with bay window, modern dining kitchen, shower room and two well-proportioned bedrooms. The impressive list of attributes includes: gas central heating, double glazing and ample storage. Externally the property benefits from on-street parking, a shared drying area and private garden grounds to the front and rear the latter with a patio area. This property will appeal to a wide range of buyers and early viewing is highly recommended.

## Features

- Spacious Ground Floor Flat
- Popular Residential Area
- Convenient For Local Amenities
- Hall, Spacious Lounge, Kitchen
- 2 Double Bedrooms, Shower Room
- Double Glazing & Gas Central Heating
- Viewing Highly Recommended
- Gardens Front & Rear
- EPC D

## Room Measurements

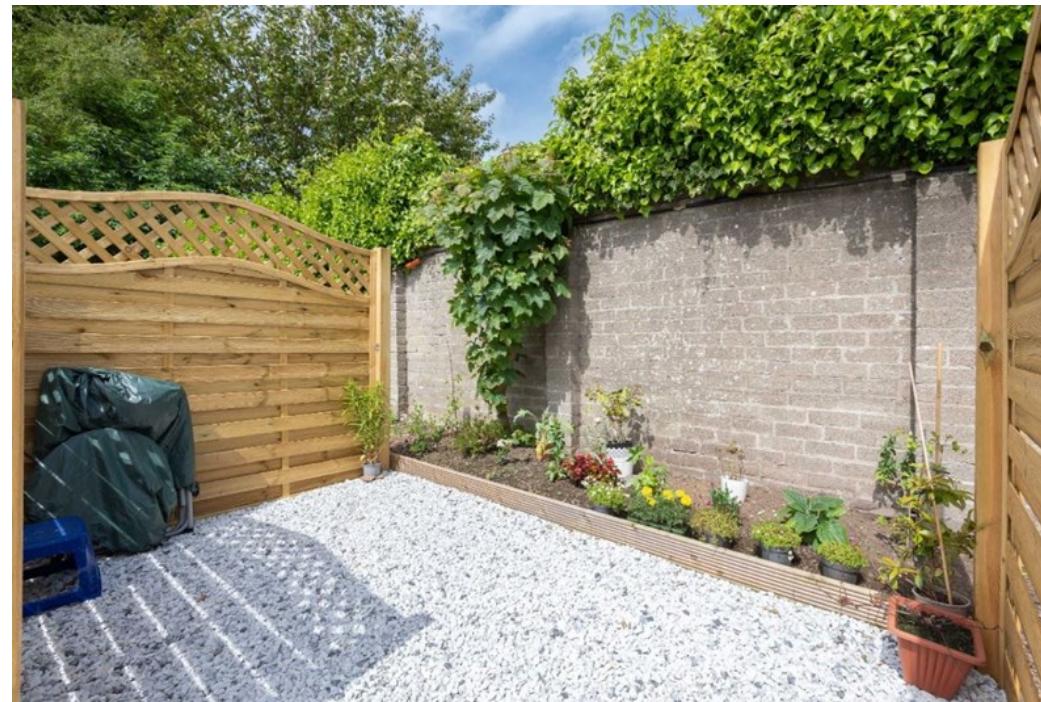
Lounge: 19'9 x 12'2 (6.02m x 3.71m)

Kitchen: 10'8 x 10'7 (3.25m x 3.23m)

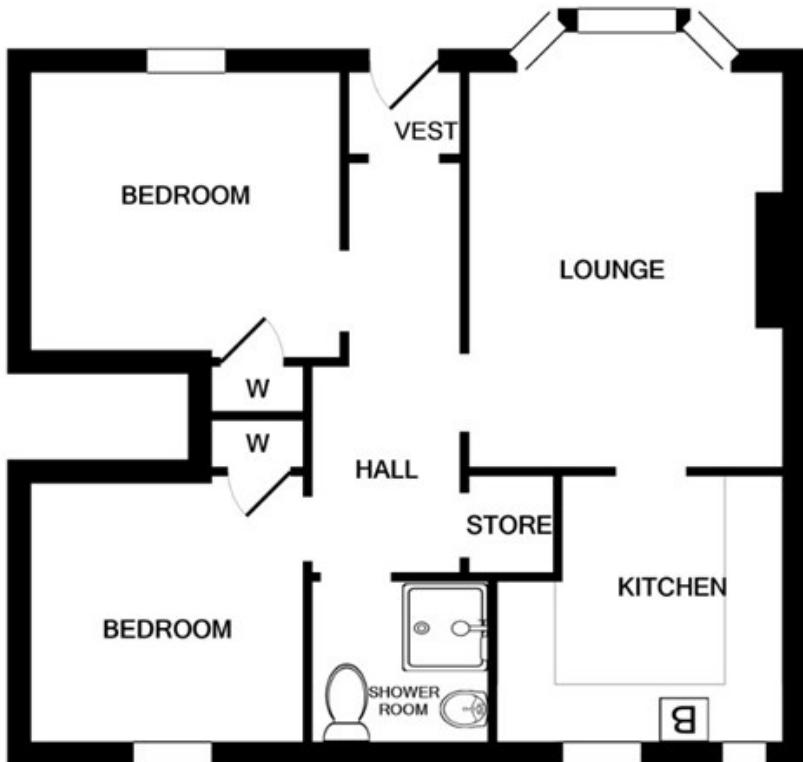
Shower Room: 6'8 x 6'7 (2.03m x 2.01m)

Bedroom: 13'5 x 12'0 (4.09m x 3.66m)

Bedroom: 13'0 x 10'2 (3.96m x 3.10m)



# Floorplan



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

## 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  
dundeea@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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