





**Thorntons**   
The right way to move

Flat C Garden Flat, 2 Victoria  
Road, Dundee DD1 1JG

 1	 2
 1	 EPC C



## Summary

Immaculate lower ground floor apartment, located within the heart of Dundee City Centre, which comprises: hallway, spacious lounge, modern fitted kitchen, contemporary shower room and two generous sized bedrooms both with integrated storage facilities. The comprehensive list of attributes includes electric heating, double glazing, integrated kitchen appliances and ample storage facilities. Please note all furniture is included within the sale. Early viewing is highly recommended to appreciate this fully refurbished apartment.

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## Features

- Lower Ground Floor Apartment
- City Centre Location
- Fully modernised
- Lounge
- Kitchen
- Shower Room
- Two Double Bedrooms
- Electric Heating; DG; EPC - C
- On- Street Parking
- Communal Garden Area

## Room Measurements

Lounge: 12' 3" x 15' 9" (3.73m x 4.80m)  
Kitchen: 8' 4" x 9' 7" (2.54m x 2.92m)  
Bedroom 1: 11' 4" x 16' 0" (3.45m x 4.88m)  
Bedroom 2: 11' 4" x 16' 0" (3.45m x 4.88m)  
Shower Room: 5' 9" x 9' 5" (1.75m x 2.87m)



# Floorplan



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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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