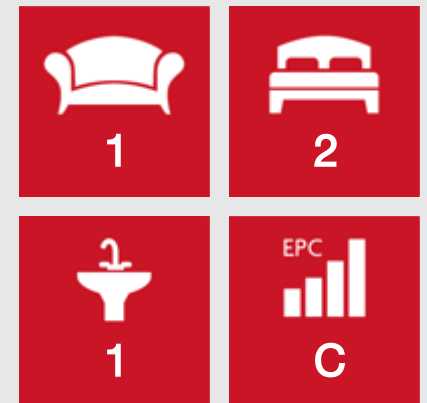




Thorntons
The right way to move

Flat 2, 53a Perth Road, Dundee
DD1 4HY





Summary

This well-presented first-floor flat forms part of a traditional stone-built tenement in Dundee's sought-after West End and benefits from a new roof installed in 2025. Ideally located close to Dundee University, Ninewells Hospital, and a wide range of local amenities, this property offers excellent convenience and lifestyle appeal. The property features a spacious bay-windowed lounge, a modern kitchen, two double bedrooms and bathroom. Further benefits include gas central heating, security entry system, and access to a mutual rear garden.

Features

- First floor flat
- West End Location
- Close To Dundee University & Ninewells Hospital
- Hall, Lounge Bay Window
- Kitchen, 2 Bedrooms, Bathroom
- Gas CH, Security Entry System
- New Roof 2025
- Viewing Highly Recommended

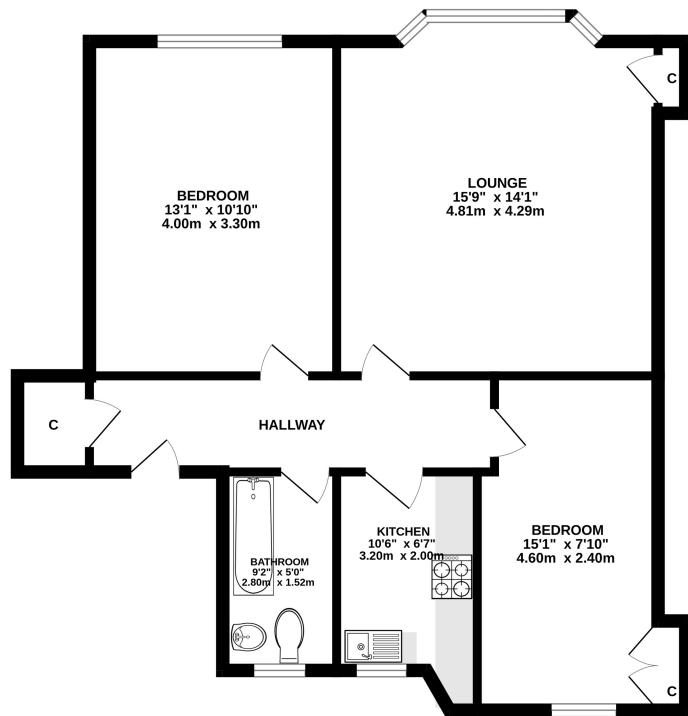
Room Measurements

Lounge (15'9" x 14'1") 4.81m x 4.29m
 Kitchen (10'6" x 6'7") 3.20m x 2.00m
 Bedroom (15'1" x 7'10") 4.60m x 2.40m
 Bedroom (13'1" x 10'10") 4.00m x 3.30m
 Bathroom (9'2" x 5'0") 2.80m x 1.52m



Floorplan

1ST 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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