



**Thorntons**  
The right way to move

40 Carmichael Court, Dundee  
DD3 6LS





## Summary

Well-presented first-floor apartment, in a popular residential location, which comprises: lounge with bay window, kitchen/dining, bathroom and two well-proportioned double bedrooms. The comprehensive list of attributes include: double glazing, gas fired central heating, oven, hob, extractor fan, dish-washer, fridge/freezer, secure entry system and ample storage throughout the property. Externally the property benefits from communal garden grounds, residential allocated parking and visitors parking.

## Features

- First floor Apartment
- Popular Location near to Ninewells Hospital
- Spacious Lounge
- Kitchen/Dining
- 2 Double Bedrooms
- Bathroom
- GCH; DG; EPC - B
- Secure Entry
- Residents Parking

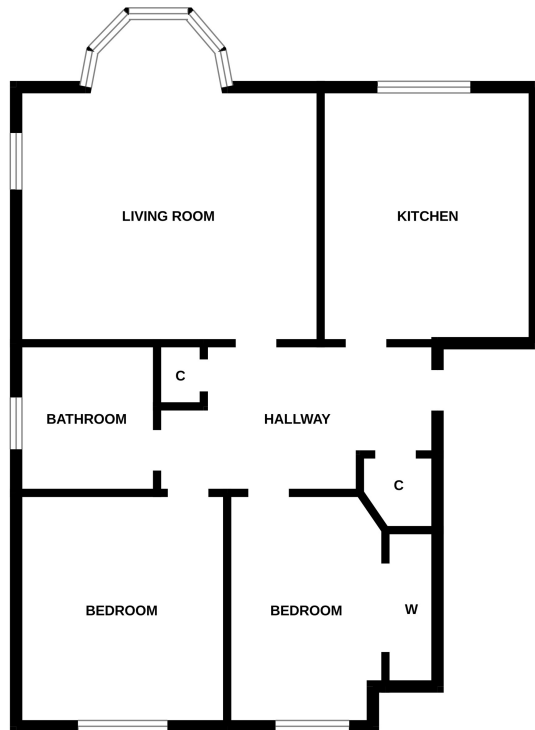
## Room Measurements

Lounge: 16' 08" x 14' 09" (5.08m x 4.50m)  
 Kitchen/Dining: 11' 09" x 10' 10" (3.58m x 3.30m)  
 Bathroom: 7' 07" x 6' 11" (2.31m x 2.11m)  
 Bedroom 1: 11' 06" x 11' 01" (3.51m x 3.38m)  
 Bedroom 2: 12' 03" x 10' 07" (3.73m x 3.23m)



# Floorplan

FIRST 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 misstatement. 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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## Our Branches

### ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA  
01333 310481  
anstrutherea@thorntons-law.co.uk

### ARBROATH

165 High Street, Arbroath, DD1 1DR  
01241 876633  
arbroathae@thorntons-law.co.uk

### BONNYRIGG

3-7 High Street, Bonnyrigg, EH19 2DA  
0131 663 7315  
bonnyriggae@thorntons-law.co.uk

### EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket Terrace, Edinburgh, EH12 5HD  
0131 297 5980  
edinburghae@thorntons-law.co.uk

### CUPAR

49 Bonnygate, Cupar, KY15 4BY  
01334 656564  
cuparae@thorntons-law.co.uk

### DUNDEE

Whitehall House, 33 Yeaman Shore, Dundee DD1 4BJ  
01382 200099  
dundeeae@thorntons-law.co.uk

### FORFAR

53 East High Street, Forfar, DD8 2EL  
01307 466886  
forarae@thorntons-law.co.uk

### PERTH

7 Whitefriars Crescent, Perth, PH2 0PA  
01738 443456  
perthae@thorntons-law.co.uk

### INVERNESS

Kintail House, 2 Sir Walter Scott Drive, Inverness, IV2 3BW  
01463 893997  
genea@thorntons-law.co.uk

### ST ANDREWS

17-21 Bell Street, St Andrews, KY16 9UR  
01334 474200  
standrewsea@thorntons-law.co.uk

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