



**Thorntons**   
The right way to move

Flat 29, 1 Regents House,  
Smillie Court, Dundee DD3 6TP



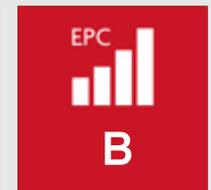
1



2



2



EPC

B



## Summary

First-floor apartment, located within a beautiful Victorian building, which offers spacious accommodation and comprises: spacious open plan lounge/kitchen/dining room, WC, two double bedrooms both enjoying en-suite facilities, mezzanine level overlooking the lounge which can be adapted to meet the individual purchasers needs including a third bedroom, dining room or study. Practical attributes include gas fired central heating system, double glazing, lift access, ample storage and a secure entry system. Kitchen appliances include integrated fridge, freezer, gas hob, oven, extractor fan, washing machine and dishwasher. Externally the property enjoys well maintained communal garden grounds and private parking facilities.

## Features

- First-floor apartment
- Popular Location
- Maisonette reception area
- Open plan lounge/kitchen and dining area
- Second-floor apartment
- 2 bedrooms both en-suite shower rooms
- WC
- GCH; DG; EPC - B
- Secure Entry
- Private Parking

## Room Measurements

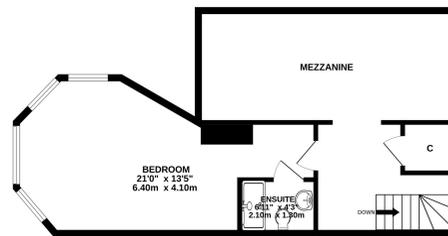
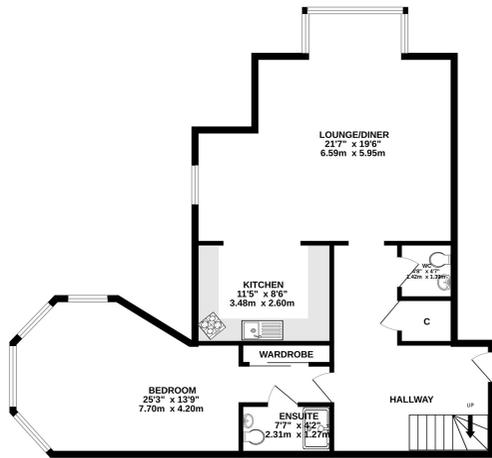
Lounge/Diner: 21'7 x 19'6 (6.59m x 5.95m)  
 Kitchen: 11'5 x 8'6 (3.48m x 2.60m)  
 Bedroom: 25'3 x 13'9 (7.70m x 4.20m)  
 En-Suite: 7'7 x 4'2 (2.31m x 1.27m)  
 Bedroom: 21'0 x 13'5 (6.40m x 4.10m)  
 En-Suite: 6'11 x 4'3 (2.10m x 1.30m)  
 WC: 4'8 x 4'7 (1.42m x 1.39m)



# Floorplan

GROUND FLOOR

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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