



Thorntons 

2/L, 91 Camperdown Road,  
Dundee, DD3 8RF



In a block of similar styled properties, accessed by security entry, this top floor/2nd floor example enjoys pleasant bright outlook from its elevated position. The spacious lounge has patio doors leading out to a balcony area which looks towards landscaped grounds and woodland in the distance. The adjacent kitchen has a modern range of wall and base units and space for various appliances. There are two double bedrooms and a bathroom completing the accommodation. The bathroom comprises a three piece suite with shower over the bath. The property benefits from a gas central heating system and has double glazed windows and patio door. The enclosed, mutual, rear garden area is open planned with defined separate drying areas for the individual properties concerned. The property is located on Camperdown Road convenient for local shops and services and main bus routes to throughout the city.

This is an excellent opportunity to obtain spacious accommodation suited to a variety of buyer types including first time buyers and those looking for investment/Buy to Rent accommodation.

**2/L, 91 Camperdown Road, Dundee, DD3 8RF**  
**Room Dimensions**

Lounge	15'0 x 13'6	(4.57m x 4.11m)
Kitchen	9'7 x 8'9	(2.92m x 2.67m)
Bathroom	9'5 x 5'5	(2.87m x 1.65m)
Bedroom 1	12'6 x 11'6	(3.81m x 3.51m)
Bedroom 2	11'6 x 9'6	(3.51m x 2.90m)



Not to scale. Illustrative only.





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# Thorntons

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**[thorntons-property.co.uk](http://thorntons-property.co.uk)**



PSPC



TSPC



SPC

SCOTLAND

[spcscotland.co.uk](http://spcscotland.co.uk)



1 Public



####



2 Bed



EPC Rating



1 Bath



Thorntons is a trading name of Thorntons Law LLP.

Note: While Thorntons make every effort to ensure that all particulars are correct, no guarantee is given and any potential purchasers should satisfy themselves as to the accuracy of all information.

Floor plans or maps reproduced within this schedule are not to scale, and are designed to be indicative only of the layout and location of the property advertised.