



Approximate Dimensions
(Taken from the widest point)

Lounge	4.50m (14'9") x 3.90m (12'10")
Kitchen	3.40m (11'2") x 2.40m (7'10")
Bedroom 1	4.50m (14'9") x 3.10m (10'2")
Bedroom 2	4.50m (14'9") x 3.00m (9'10")
Bathroom	2.40m (7'10") x 2.20m (7'3")

Gross internal floor area (m²): 59m²

EPC Rating: D

Flat 10, 1

Nursery Road

BROUGHTY FERRY, DUNDEE,
ANGUS, DD5 3DT