



Approximate Dimensions
(Taken from the widest point)

Lounge	4.30m (14'1") x 3.80m (12'6")
Kitchen	3.30m (10'10") x 1.60m (5'3")
Bedroom 1	3.80m (12'6") x 3.10m (10'2")
Bedroom 2	3.30m (10'10") x 2.90m (9'6")
Bathroom	2.00m (6'7") x 1.70m (5'7")

Gross internal floor area (m²): 53m²

EPC Rating: C

8 2/L Park Avenue

DUNDEE, ANGUS, DD4 6PW