

ROBERTSON SMITH

Solicitors and Notaries

3F KERR STREET, DUNDEE DD2 3EZ

EASTMOST SECOND FLOOR FLAT



FIXED PRICE £75,000

Extensively modernised and upgraded since the original Home Report inspection was carried out, this spacious second floor flat is located in a quiet residential street approximately 3 miles northwest of Dundee City Centre and within walking distance of local amenities such shops, schools public transport. The additional recreational and social amenities of Dundee City Centre are just a short journey away.

The accommodation comprises spacious Lounge, two double Bedrooms, Kitchen and Bathroom. The Property would make an excellent starter flat or a buy-to-let investment.

31 Hawkhill Dundee DD1 5DH (LP 48 Dundee)

Telephone: 01382 226602

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ACCOMMODATION

Entrance Hall: The Property is accessed by way of a well-maintained common close and stair. The main door of the Property leads into a long Hall off which are located doors to all rooms within the Property. There is a high level cupboard housing the fuse board and electric meter. Radiator.

Lounge: (3.54m x 4.41m approx.)
Spacious family room located to the front of the property. Radiator. TV aerial point. Telephone point.



Bedroom 1: (4.35m x 3.26m approx.)
A bright spacious south facing Double Bedroom located to the rear of the property. Radiator.



Bedroom 2:

(3.56m x 3.88m approx.)

Another good-sized Double bedroom located towards the front of the Property. Radiator.

**Kitchen:**

(2.29m x 2.99 m approx.)

South facing room fitted with modern white fronted floor units and contrasting worktops. Stainless steel sink unit with mixer tap and drainer. Halogen electric hob and double oven with extractor hood above. Plumbed for washing machine. Space for fridge freezer and tumble dryer. Wall mounted gas central heating boiler. Gas meter in cupboard. Radiator.

**Bathroom:**

(3.4m x 1.36m) approx.)

A good-sized bathroom with three-piece white suite comprising corner bath, wash-hand basin and bath electric shower and shower screen. Spotlights. Tiled walls. Vanity unit and mirror. Radiator.



Outside: To the rear of the Property lies a well-maintained communal drying green.

Extras: The hob and double oven in the Kitchen.

Directions: Heading north up Lochee Road on to the Lochee By-pass, at the first roundabout take the first exit onto South Road, take the first turning on the right into Kirk Street. Take the second turning on the left into Lorne Street then first left into Kerr's Lane. Kerr Street is located at the bottom on the lane and Number Three is located on the right-hand side of the street.

Home Report: To access the Home Report for this property go to www.packdetails.com The property reference is HP461406 and the Post Code is DD2 3EZ. Alternatively, contact Robertson Smith, Solicitors, 31 Hawkhill, Dundee DD1 5DH (telephone 01382 226602)(anne@rsdundee.f9.co.uk)

EPC Rating: D

Viewing: Telephone the owners on 07711 383 743 or by appointment through Robertson Smith, Solicitors, 31 Hawkhill, Dundee DD1 5DH (Tel. 01382 226602) with whom all notes of interest and offers should be lodged.

Disclaimers:

Note: All measurements have been taken by a sonic tape measure and therefore may be subject to a small margin of error. While we believe the above details to be correct, no warranty is given and any potential purchaser should satisfy themselves as to the accuracy of the measurements.

While these particulars are believed to be correct and are given in good faith, they are not warranted and any interested parties must satisfy themselves by inspection or otherwise as to the correctness of each of them. These particulars do not constitute an offer or contract or any part thereof and all measurements are approximate.