

# ROBERTSON SMITH

Solicitors and Notaries

**FLAT 3, 43 LOONS ROAD, DUNDEE DD3 6AB**



**FIXED PRICE £50,000**

This main door ground floor flat forms part of a traditional tenement to the north of the City Centre. The property would make an ideal starter flat for a first time buyer but equally represents an excellent investment opportunity for someone either interested in entering the Buy to Let market or adding to an existing portfolio. The accommodation comprises Entrance Hall, Lounge, Bedroom, Kitchen and Bathroom. There is a well-maintained mutual drying area to the rear of the property. The accommodation is fully double-glazed and there are storage heaters in the Hall, Living Room and Bedroom.

The accommodation is in good decorative order and viewing is strongly recommended.

31 Hawkhill Dundee DD1 5DH (LP 48 Dundee)

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## ACCOMMODATION

Access to the property is gained by way of wrought iron gates at the eastern end of the building. A path leads round to the back of the tenement where the door to Number 43c (otherwise Flat 3) is located.

**Entrance Hall:** A solid wood door leads into the Entrance Hall, which in turn provides access to the Living Room, Bedroom, Kitchen and Bathroom. High-level cupboard with card electric meter and fuse board. Storage heater.

**Lounge:** (3.8m x 3.77m approx.) This bright spacious room is located to the front of the property and benefits from double-glazing and venetian blinds. Storage cupboard. Storage heater.



**Bedroom:** (3.23m x 2.63m approx.) A good sized double bedroom located to the rear of the property. Double glazed window with venetian blind. Storage cupboard. Radiator.

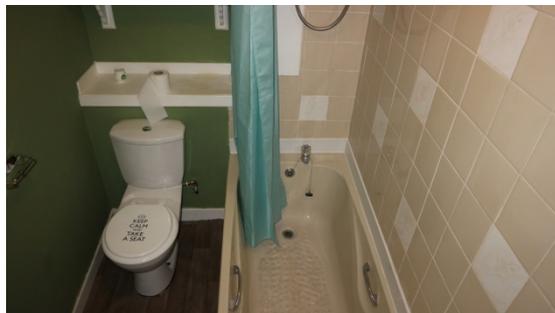


**Kitchen:**

(3.7m x 2.25m approx.) Located to the rear of the building, this room benefits from generous amounts of storage provided by the floor and wall mounted units. Matching worktops. Stainless steel sink with mixer tap and drainer. Plumbed for washing machine. The walls are tiled to splash-back height. Fridge. Freezer. Vinyl flooring. Spotlight fitting.

**Bathroom:**

(1.72m x 1.45m) approx.) This partially tiled room features a three-piece suite comprising W.C., wash-hand basin and bath. There is an electric shower located over the bath. Shower rail and curtain. Storage cupboard under wash-hand basin. Shelves. Vinyl flooring.

**External:**

There is a well-maintained mutual drying area to the rear of the building.



**Directions:** Heading up Lochee Road from Dundee City Centre, bear right at Rankine Street and then follow this road as it continues into Gardner Street. At the crossroads at Balfield Road (opposite Kia Garage), turn left on to Loons Road and Number 43 is located immediately on the left-hand side.

**Home Report:** To access the Home Report for this property go to <https://memberportal.movemachine.com/HomeReports/RequestHomeReport.aspx?id=199070&branding=Shepherd>

**EPC Rating:** D.

**Viewing:** Strictly by appointment through Robertson Smith. All notes of interest and offers should be lodged with Messrs Robertson Smith, Solicitors 31 Hawkhill, Dundee DD1 5DH.

**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.**