

# 146 ABERNETHY ROAD, BROUGHTY FERRY, DUNDEE, DD5 2PG.

Offers Over  
**£70,000**



*“Spacious One Bedroom Flat, In A Sought After Area”*

**Accommodation:-** Entrance Hall, Lounge, Kitchen, Double Bedroom, Bathroom, Double Glazing, Electric Storage Heating, Drying Room, Gardens and Parking. Security Entry



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## About

This second floor flat can only be described as being in move-in condition and offers spacious accommodation.

The Entrance hall has a large walk-in cupboard and further shelved cupboard, both of which offer excellent storage space. The spacious lounge is bright and airy and also has a built in storage cupboard. Double doors providing access to the kitchen which is fitted with modern base and wall mounted units with integrated hob, oven and overhead extractor fan. Space for fridge freezer and plumbing for automatic washing machine.

The double bedroom is another good sized room having built-in shelved cupboard and ample space for other furniture. The Bathroom is fitted with a three piece white suite with glazed screen and instant shower fitted over bath. The walls and floors are fully tiled and there is a "Parador" style ceiling with recessed downlights.

The property would make an ideal first time buy, and it is in excellent condition, we would highly recommend early viewing to appreciate.

## Outside

There is a very useful inside drying area located on the landing outside the entrance to the flat and residents parking bays along with mutual garden grounds.

## Included In Sale

All floorcoverings, curtain poles, window blinds, hob oven and extractor hood.

## Viewing

By appointment through Solicitors on 01382 206000. Alternatively for Evenings and Weekends telephone 07472 174476



# Home Report

Contact Solicitor for a Copy of the Home Report.

## Accommodation

Lounge 15'7" x 11'10"

Kitchen 11'10" x 6'10"

Bedroom 11'1" x 9'5"

Bathroom 5'2" x 6'10"







