



Boyles Solicitors

Solicitors, Notaries & Estate Agents

13E HEPBURN STREET, DUNDEE, DD3 8BT

Offers over £80,000.00 EPC RATING C

HOME REPORT VALUATION £84,000

Accommodation comprises Entrance Hall, Lounge, Kitchen, Bathroom, Two Bedrooms, Communal Drying Green

This is a well presented executive style TOP FLOOR TWO BEDROOM APARTMENT which has been freshly decorated and refurbished to a high standard and is in move in condition. Close to all local amenities including primary and secondary schools, local shops, and a main bus route to the City Centre. Situated in a well sought after residential area and the property benefits from Gas central Heating and Double Glazing. All window blinds, floorcoverings and white goods are included in the sale.

ENTRANCE HALL:

With storage cupboards and tiled flooring.



LOUNGE:

Approximately 4.37m by 3.45. A bright spacious room with a double glazed window offering an outlay towards the front with fitted vertical blinds. Ceiling down lights. Tiled Flooring.



KITCHEN:

Approximately 2.98m x 2.17m. The kitchen has a range of modern base and wall mounted cupboards. Having contrasting work tops and wet wall splashback. Breakfast bar area, gas cooker, washing machine and fridge freezer. Vinyl flooring.



BEDROOM 1:

Approximately 4.19m x 3.20m. A good size bright double bedroom with a double glazed window with Venetian blinds.



BEDROOM 2:

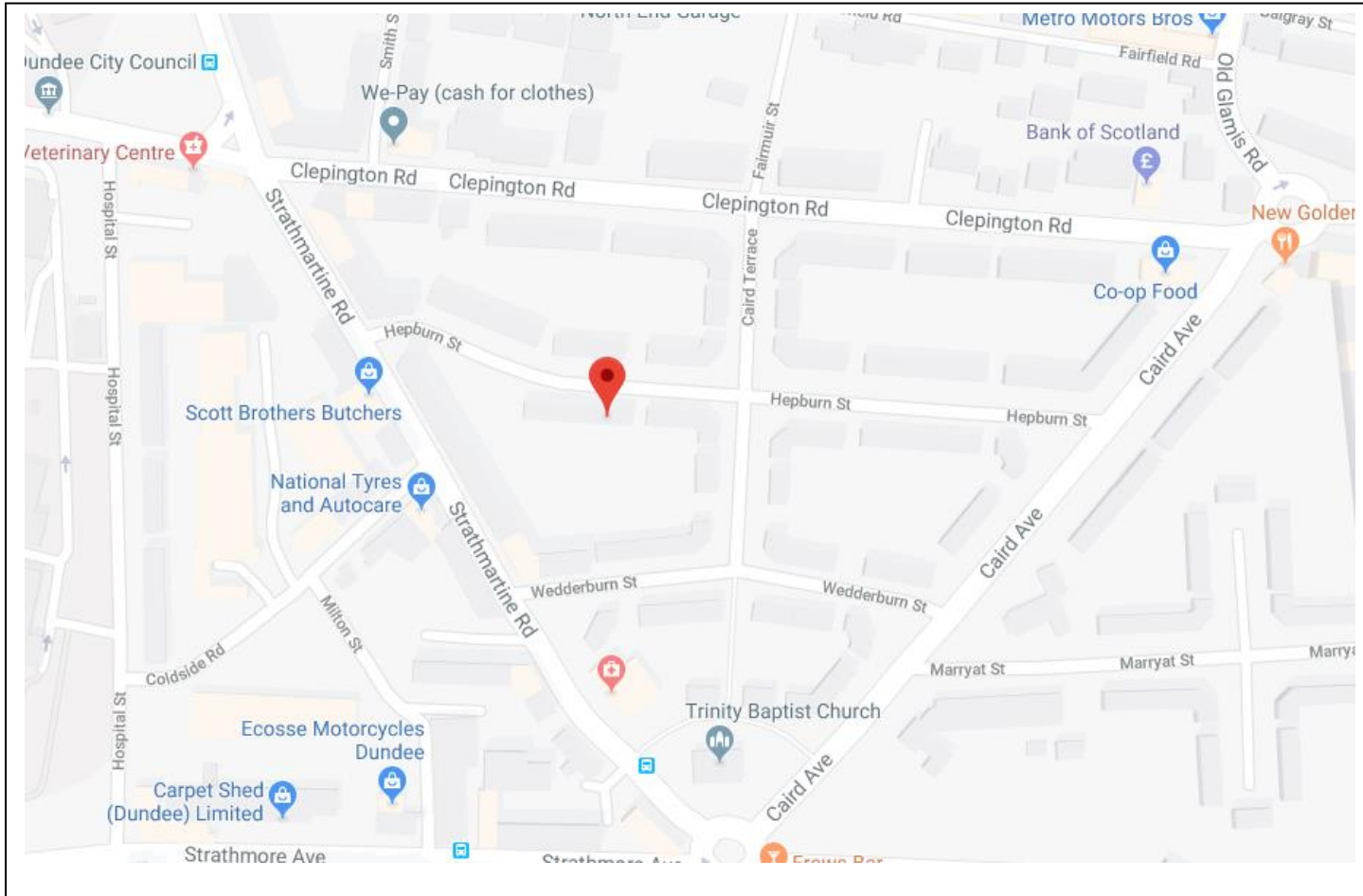
Approximately 3.98m x 3.18m.

Another good sized bedroom with double glazed window and fitted blinds. Storage cupboard.

EXTERNAL:

There is a well maintained communal drying green to the rear with clothes drying area.

DIRECTIONS:



VIEWINGS: Contact Boyles to arrange 01382 221214

Property Office: 15 Albert Square Dundee DD1 1DJ

TEL: 01382 221214

Email: property@wgboyle.co.uk