



MICHAEL A. BROWN
— Solicitors & Estate Agents —



40 King Street, Newport On Tay, DD6 8BE

Valuation **£115,000**

Offers over **£109,950**



- Ground Floor Flat
- Move In Condition
- Lounge/Living Room
- Communal Garden
- Kitchen/Dining
- 1 Double Bedroom
- Modern Shower Room
- Combi GCH; UPVC DG

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This attractively decorated GROUND FLOOR FLAT is situated in a quiet area of Newport and within minutes walk from the centre shops. The flat benefits from Pergo flooring, combi gas central heating, replacement UPVC double glazed windows and is in move in condition. There is an enclosed and well maintained rear mutual garden mainly laid out in grass. On street car parking outside the property. This property has adaptable room usage to suit purchasers needs.

GROUND FLOOR

ENTRANCE VESTIBULE

Ground floor exterior entrance door. Pergo Flooring. Glazed inner door to hall.

ENTRANCE HALL

Pergo Flooring. Two large storage cupboards. Two shelved storage cupboards.

KITCHEN/DINING

An open plan kitchen/dining area. All areas are fitted with Pergo flooring. Pine mantle fireplace. Wall cupboard housing Worcester combi boiler. Glazed window to the rear. The kitchen is fitted with modern beech finish wall and base units and granite effect worktops. Splashback tiling. Integral ceramic hob with concealed filterhood above and stainless steel oven. Upright fridge freezer. Automatic washing machine. Inset stainless steel sink with drainer and mixer tap. Window to the rear. Could be used as a Kitchen/Lounge.

LOUNGE/BEDROOM

Currently used as a lounge/living room but could be used as second bedroom. Pergo Flooring. Shelved recess. Window to the front.

DOUBLE BEDROOM

Fitted with two double wardrobes. Window to the front. New carpet.

SHOWER ROOM

White toilet and wash hand basin. Glazed and wall tiled shower compartment with electric instant shower. Recessed ceiling downlights. Mirror wall cabinet. Towel radiator.

FRONT GARDEN

Enclosed by walls.

MUTUAL GARDEN

Enclosed by walls and shrubs. Mainly laid out with large lawn and drying green poles. South facing. Summerhouse belongs to another property.

EXTRAS

Included are all fitted carpets, floor coverings, blinds, curtains, light fittings, integral kitchen appliances and automatic washing machine and fridge freezer.

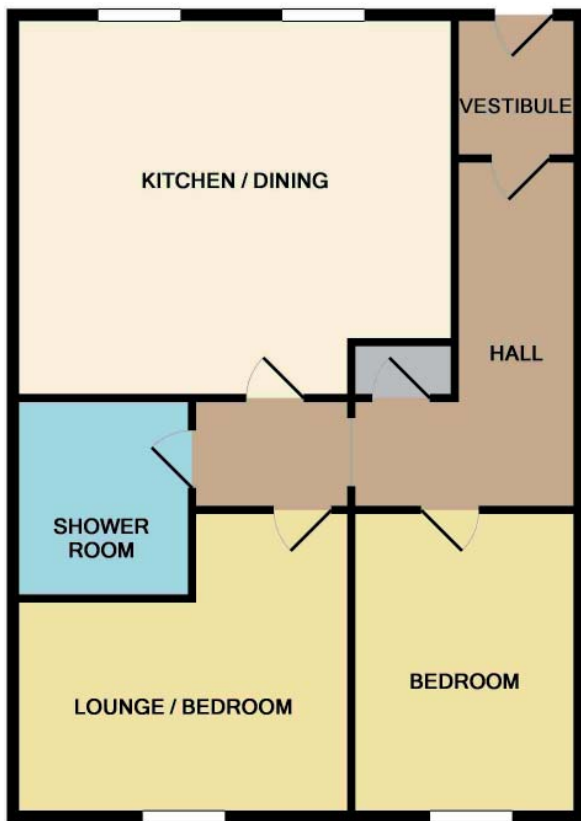
LOCATION

On Tay Street turn up James Street. Turn second right into King Street.

EPC – D

Home Report Valuation - £115,000





ACCOMMODATION

(All measurements are approx.)

Lounge/Kitchen	12'5" x 11'1"	(3.80m x 3.38m)
Bedroom 1	13'8" x 8'4"	(3.76m x 2.56m)
Bedroom 2	9'9" x 9'6"	(3.03m x 2.94m)
Shower Room	5'8" x 5'2"	(1.78m x 1.57m)

TOTAL APPROX. FLOOR AREA 506 SQ.FT. (47.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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All measurements approximate.



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