

CALDERS

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6 Isla Street, Dundee, DD3 7HT



HOME REPORT AVAILABLE (EPC Band D)

Offers Over £35,000

- Entrance Hallway
- Lounge / Kitchen area
- Double glazing
- Double bedroom
- Bathroom
- Communal drying green

6 Isla Street, Dundee, DD3 7HT

Located in the Dens Road area of the city this property is within walking distance of the city centre but also benefits from being close to local amenities and good public transport connections. This first floor one bedroom flat benefits from double glazing throughout. This property is situated within a traditional tenement block and would be ideally suited to first time buyers and investment purchasers.

All fitted carpets and window blinds are to be included in the sale.

ACCOMMODATION

Entrance Hall 2.0 x 1.95 m (6'6 x 6'4") (at widest) Approx

Timber front door gives access to hallway with all accommodation off.

Lounge 3.15 x 3.98 m (10'4 x 13'0") Approx

A good-sized West facing lounge with window overlooking the front of the property. Large storage cupboard. Sliding timber Louvre doors give access to the kitchenette

Kitchen Area 1.05 x 2.23m (3'5 x 7'3") Approx

A compact kitchen area with fitted wall and base units, stainless steel sink with drainer, electric cooker point and extractor fan.

Bedroom 3.09 x 2.77m (10'1 x 9'1") Approx

Double bedroom located to the rear of the property with built in hanging cupboard.

Bathroom 1.05 x 2.23 m (3'5 x 7'3") Approx

Three-piece champagne bathroom suite with Myra electric shower over bath. Concertina shower door. Partially tiled. Electric water heater

Externally

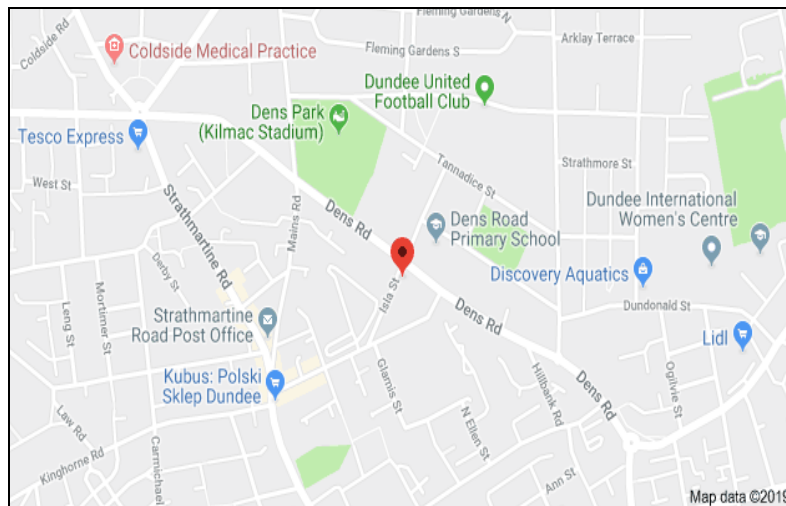
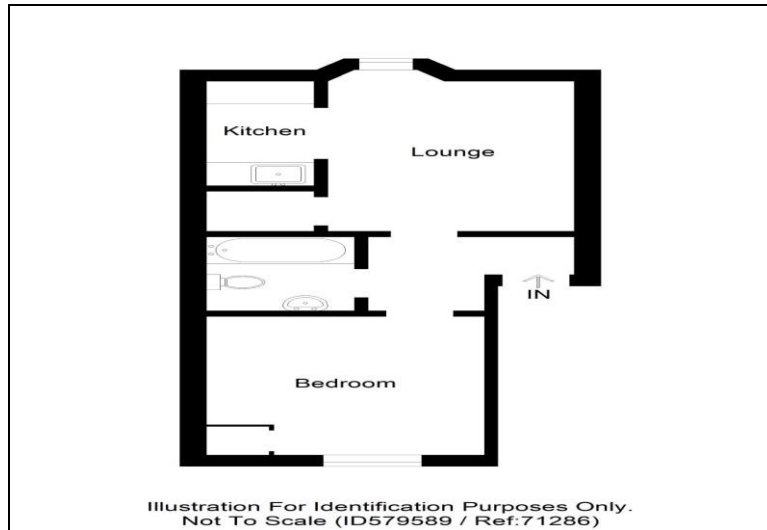
To the rear there is access to a communal enclosed drying area.

**Full Home Report available from Selling Agents, Calders, or TSPC Website
Viewing Arrangements strictly by appointment: Contact Selling Agents Calders,
Solicitors & Estate Agents, 10 Whitehall Street, Dundee
Tel: 01382 224391 email: admin@calders.com**

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www.tspc.co.uk

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All descriptions, measurements, dimensions, common charges and outgoings which may be quoted in these particulars are approximate only and should not be relied upon absolutely. All references to condition, planning permission services usage, constructions, fixtures and fittings and moveable items contained in the property are for guidance only and cannot be construed by any party as representing a warranty on quality or condition.