



2/L 43 Scott Street
Dundee
DD2 2AP

Offers Over
£60,000

It is important to read the Schedule
and Home Report as these contain
key information.

- SECOND FLOOR FLAT
- ENTRANCE HALL
- LOUNGE; KITCHEN
- TWO BEDROOMS
- BATHROOM
- ECH; SHARED GARDEN
- REQUIRES UPGRADING
- IDEAL WEST END LOCATION



Contains Ordnance Survey data © Crown copyright and database 2017

DESCRIPTION

We are delighted to offer to the market this south-facing Second Floor Flat forming part of a traditional stone-built tenement block, situated in a well-regarded West End location close to shops, universities, and leisure amenities.

All accommodation is accessed from the entrance hall. The lounge is well-proportioned room with sash windows to the front and recessed alcove. The kitchen has a sink unit and space for wall and base units and appliances. Bedroom one sits to the front of the property and has the benefit of built-in wardrobes. Bedroom two sits to the rear and has a built-in wardrobe, along with a cupboard which houses the hot water tank (installed in 2019). The bathroom has a white wc, wash hand basin and bath.

The property is in need of total upgrading, however, will appeal to a variety of buyers, including the experienced home DIY'er or seasoned developer/buy to let investor. Early viewing is recommended to avoid disappointment.

OUTSIDE

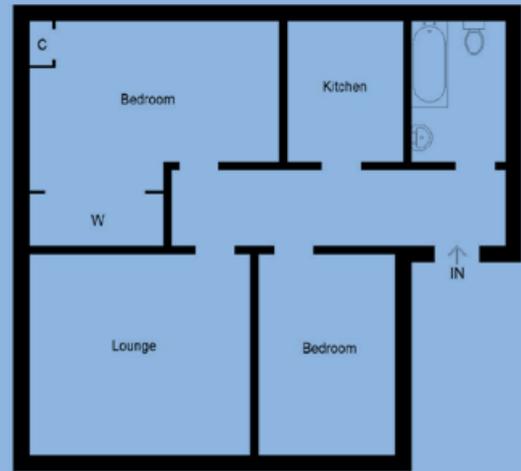
The property has communal gardens to the rear, laid mainly with lawn and mature trees. Overlooking quiet allotments

LOCATION

Situated in the West of the City close to schools, shops and amenities and just a short walk from Perth Road and City Centre with bars, restaurants and nightlife. The A90 and A92 dual carriageways are easily accessible providing useful commuting links to other towns and cities.

DIRECTIONS

Travelling from the City Centre on Hawkhill, at the first roundabout take the second exit, remaining on Hawkhill. At the traffic lights turn right onto Bellefield Street, following the road round onto Blackness Road. Turn fourth right onto Glenagnes Road, following it to the T-junction. Turn left onto Scott Street, where you will find the property on your right hand side just opposite the entrance to Lime Street.



ACCOMMODATION

Entrance Hall	3'6 x 16'4
Lounge	11'0 x 13'7
Kitchen	5'0 x 10'5
Bedroom One	11'3 (excl wardrobes) x 12'7
Bedroom Two	7'11 x 13'7
Bathroom	4'10 x 10'4

VIEWING: Contact our Dundee Property Department on 01382 200301.

HOME REPORT VALUE/EPC RATING: £60,000/ D

COUNCIL TAX: Band B

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First and foremost - your interests



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