



**NeilWhittet**  
solicitors and  
estate agents

80 Mortimer Street,  
Dundee, DD3 6RA  
Offers Over - £104,995

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Situated within a popular residential area, with many local amenities close to hand, regular bus service into City Centre and further afield, beautifully presented first floor two bed flat with private front garden laid with gravel, would suit a variety of purchasers including first time buyers, downsizers or buy to let investors. The property benefits from gas central heating, double glazing throughout and fantastic storage, along with a share drying green and private garden to the rear. Ample on-street parking. Viewing highly recommended.



Accommodation –

Lounge – 4.90m x 3.76m (approx)

Beautifully appointed public room, ample room for free standing furniture, shelved storage cupboard, carpeted, fitted venetian blinds. Fireplace with electric fire. Leading to;



Kitchen/Diner – 3.30m x 3.26m (approx)  
Fitted with a selection of wall and base units, marble effect work surfaces, tiled splashback, breakfasting area. Stainless steel gas hob and electric oven. Washing machine will remain but no warranty will be given. Tile effect vinyl flooring.

Shower Room – 2.30m x 1.40m (approx)  
Fresh white three piece suite consisting of wc, basin with white gloss vanity unit, glazed shower cubicle with modern wetwall and mains shower. Wood effect vinyl flooring.

Bedroom 1 – 3.75m x 3.20m (approx)  
Bright spacious double to front of property with built in wardrobe, carpeted. Ample space for free standing furniture.

Bedroom 2 – 3.32m x 3.25m (approx)  
Another lovely double to rear of property, space for free standing furniture. Carpeted.

Store Room –  
Convenient room with electric supply, window, access to attic from Ramsay ladder which is partially floored with electric supply. Could be a great office space for home working.



External –

To front of property is private pathway leading to entrance door, laid with gravel for easy maintenance. To the rear of the property is a shared drying green and private grassed area with two sheds.

Burdens –

EPC – C

Council Tax Band - B

Extras – Blinds and curtains will remain.

Note: While Neil Whittet Solicitors make every effort to ensure all particulars are correct and given in good faith any intending purchasers should satisfy themselves by inspection or to the correctness of each of them.



Abernethy

Almondbank

Bankfoot

Coupar Angus

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Newburgh

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Scone

Stanley

St Madoes

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