

Lawson, Coull & Duncan

Solicitors

PROPERTY FOR SALE



79 SANDEMAN STREET, DUNDEE, DD3 7LA
OFFERS OVER £86,000.00

THE ACCOMMODATION COMPRISES:-

ENTRANCE HALLWAY
LOUNGE (12'2" X 9'8" approx.)
FITTED KITCHEN (12'10" x 5'9" approx.)
DOUBLE BEDROOM I (12'11" x 12'9" approx.)

BEDROOM II (13'2" x 7'9")
BEDROOM III (10'11" x 7'10" approx)
BATHROOM (10'0" x 4'10" approx.)
MUTUAL GARDENS/DRYING GREEN



136/138 Nethergate, Dundee DD1 4PA
Tel: (01382) 227555 Fax: (01382) 200978 E-mail: property@lawsoncoull.co.uk

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HOME REPORT VALUATION - £86,000.00

EPC Rating – E

This property comprises a three bedroom ground floor flat forming part of a traditional tenement Block located in a popular residential area of Dundee. The subjects have been recently completely refurbished and redecorated to an exceptionally high standard. The flat's location provides easy access to many amenities, including schools and shopping. Benefits include full double glazing and gas central heating.

The large main lounge has a 3-sided bay window with storage. The kitchen is fully fitted with wall and base units including an integrated electric oven, gas hob and extractor hood. The three bedrooms are generous in proportion and the bathroom consists of a three-piece white bathroom suite with Mira electric shower over the bath.

There are well maintained mutual gardens/drying green to the side and rear of the tenement.

The property would suit both First Time Buyers as well as the Buy to Let market.

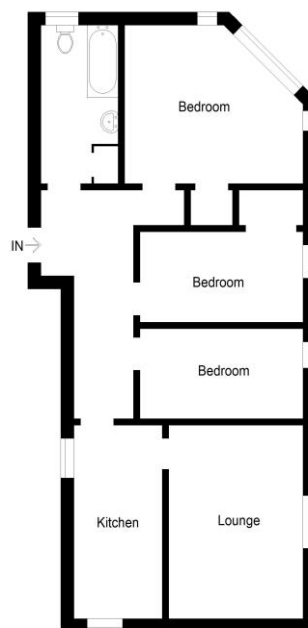


Illustration For Identification Purposes Only.
Not To Scale (ID851336 / Ref:80887)

SELLERS:-

Clients of Lawson, Coull & Duncan.

VIEWING:-

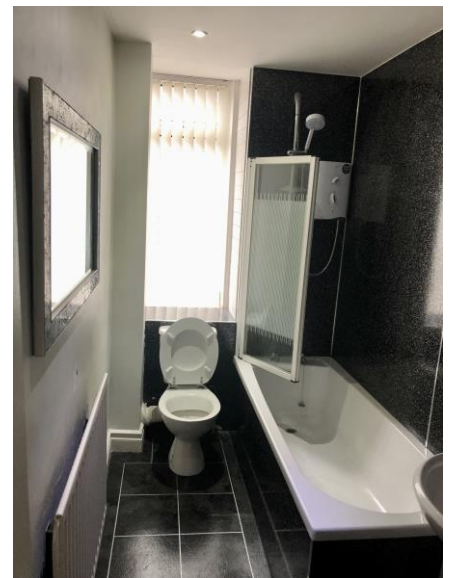
Contact Selling Agents on (01382) 227555 to arrange an appointment or to obtain a copy of the Home Report. Particulars may also be obtained from the Selling Agents or Tayside Solicitors Property Centre, 9 Whitehall Crescent, Dundee.



While these particulars are believed to be correct they are not guaranteed by the seller, or the agents, and do not form part of an offer or a contract

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