



ROSS STRACHAN & CO  
*Solicitors & Estate Agents*



**117 Byron Crescent, Dundee, DD3 6SS**

*2 Bedroom Main Floor Flat  
Offers Over – £70,000*

*"Bringing people and property together"*



## The Property

This attractive property is located in an established and desirable residential area of Dundee.

The property is an upper floor flat with main door entry, off street parking and ample on street parking.

These spacious properties are popular with both owners and investors as they offer a large lounge, two double bedrooms, kitchen with casual dining and a shower room. The flat is tastefully decorated and features a recently refurbished kitchen with casual dining and shower room. Gas central heating featuring a Worcester boiler is serviced regularly and UPVC glazed is fitted throughout. Double doors are fitted at the top of the internal stairs.

Throughout its current tenure this has been a much loved and well-maintained home, the gas central heating has been serviced regularly and a door entry system has been fitted so as the front door can be opened from the first floor if required. Additionally, the property has its own attic space, which is accessed from the main hallway with attic ladder. The construction of this property would be described as non-traditional and therefore lending may be limited or restricted.

## Accommodation

Lounge – 13'11" x 11'10"

Kitchen – 10'00" x 7'6"

Shower Room – 8'1" x 4'9"

Bedroom 1 – 15'5" x 10'00"

Bedroom 2 – 13'00" x 10'00"

## External

Off street parking is shared with the lower flat in a communal driveway, whilst there is also ample on street parking as well. The rear gardens are mainly laid to lawn and are currently tended to by Dundee City Council by means of grass cutting. Mutual drying green and shed.

GROUND FLOOR





**HOME REPORT:** is  
available on  
request or  
through TSPC

**VIEWING**

**Please contact:**  
**Property**  
**Department**  
**86 Bell Street,**  
**Dundee**

**Email:**  
**[property@ross-](mailto:property@ross-strachan.co.uk)**  
**[strachan.co.uk](mailto:property@ross-strachan.co.uk)**  
**Tel: 01382**  
**201010**