

Fixed Price £220,000





Photographs are of a similar flat

- Superior Apartment
- Kitchen
- Lounge
- Mezzanine
- 2 Double Bedrooms
- Master Ensuite Shower Room
- Bathroom
- Gas CH, Double Glaz
- Parking
- Entry Phone Access
- Soon to be completed

	2
	2
	2



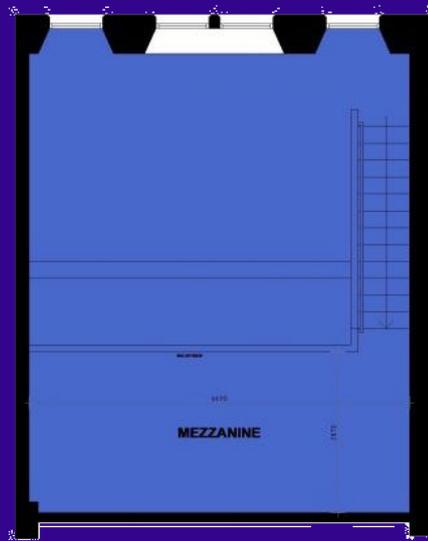
Highly desirable superior apartment affording comfortable well appointed and impressive accommodation throughout. One of two left. The subjects form part of the Downfield House modernisation and lies within the original building which dates from the late 19th century. Flat 4 is also available which is a mirror image of Flat 3.

The accommodation comprises; entrance hallway with large store, wonderful split-level lounge/kitchen with stairs leading to large mezzanine level. Two double bedrooms with master ensuite dressing /ensuite shower room and further bathroom with shower lying off the hall. Photographs are of a similar flat, not Flat 3.

Parking and visitor spaces, entry phone access, kitchen appliances included, GCH, DG,

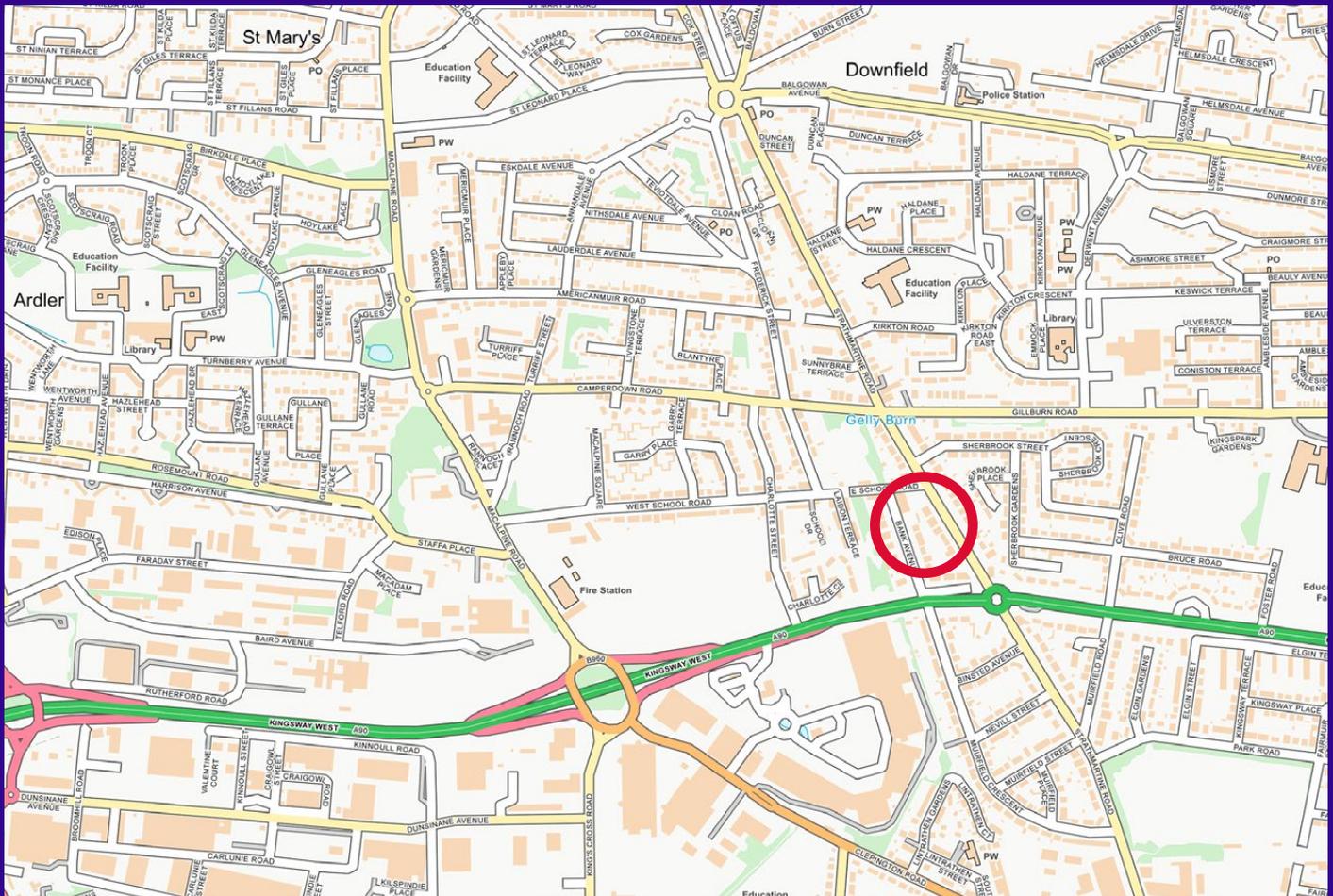


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## Accommodation (measurements are approx)

Master Bedroom	3.21m x 5.88m	(10'6" x 19'3") at largest
Dressing Room	1.67m x 1.97m	(5'6" x 6'6")
En Suite	1.90m x 2.20m	(6'3" x 7'3")
Bedroom 2	3.22m x 5.88m	(10'7" x 19'3") at largest
Bathroom	2.31m x 3.50m	(7'7" x 11'6")
Lounge/Kitchen	6.57m x 8.14m	(21'7" x 26'8")
Mezzanine	3.51m x 6.57m	(11'6" x 21'7")



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### Dundee

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DISCLAIMER. Entry by mutual arrangement. Viewing strictly through selling agents. Whilst we endeavour to make these particulars as accurate as possible, they do not form any part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital tape. If there is any part of these particulars that you find misleading or simply wish clarification on, please contact our office for assistance.

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