



MICHAEL A. BROWN

— Solicitors & Estate Agents —



4 Alva Square, Dundee, DD3 6NR

Fixed Price **£105,000**



- Maisonette Flat
- First & Upper Floors
- Quiet Cul-de-sac
- Newly Decorated
- Small Garden
- Lounge
- Kitchen/Dinette
- 2 Double Bedrooms
- Bathroom with Shower
- Combi GCH; New UPVC DG

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This self-contained, two-level MAISONETTE FLAT with its own external door is situated in a modern development of flats and houses in a quiet cul-de-sac. The flat has been newly redecorated with new carpets and flooring throughout and benefits from combi gas central heating and new replacement UPVC double glazed windows and doors. The kitchen would benefit from upgrading. Communal car parking nearby. The property is situated off Constitution Street and has easy access to nearby Hilltown with its secondary shopping facilities and into the city centre.

GROUND FLOOR

ENTRANCE HALL

External stairs lead to the self-contained front entrance. UPVC front entrance door. Stairs to upper floor. Storage cupboard under stairs.

LOUNGE

A bright and spacious lounge with windows overlooking the front of the property as well as adjacent Rosebank Street. Oak finish fireplace and tiled inset with electric fire.

KITCHEN/DINETTE

Fitted with wall and base units. Inset stainless steel sink with drainer. New gas cooker with hob and tumble dryer. Plumbed for automatic washing machine. Wall mounted combi gas boiler. Window overlooks Rosebank Street.

STORAGE CUPBOARD

Large walk-in storage cupboard which could open up to provide for an enlarged kitchen.

UPPER FLOOR

HALL

Large velux window. Hatch to attic. Storage cupboard.

DOUBLE BEDROOM

Window overlooks the front of the property and with partial views of the Law Hill.

DOUBLE BEDROOM

Window overlooks Rosebank Street. Large walk in wardrobe cupboard.

BATHROOM

Wet wall over bath and electric instant shower. Vinyl flooring. Opaque window. Extractor fan.

GARDENS

Small, paved garden enclosed by timber fencing.

LOCATION

On Constitution Street heading towards the Hilltown turn north up Ogilvie's Road. First right into Alva Square. The flat is at the end of the square.

EPC – C

HOME REPORT VALUATION - £115,000





ACCOMMODATION

(All measurements are approx.)

Lounge	17'1" x 12'5"	(5.21m x 3.82m)
Kitchen/Dinette	12'6" x 11'3"	(3.83m x 3.43m)
Kitchen		
Storage Cupboard	11'3" x 4'8"	(3.43m x 1.46m)
Double Bedroom	12'5" x 9'8"	(3.80m x 3.00m)
Double Bedroom	7'4" x 8'9"	(2.25m x 2.70m)
Bathroom	7'4" x 6'2"	(2.25m x 1.90m)



Illustration For Identification Purposes Only. Not To Scale (ID:985026 / Ref:85366)

These particulars are prepared in good faith but are not warranted and do not form part of any contract.
All measurements approximate.



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