



17B LOONS ROAD, DUNDEE DD3 6AA
OFFERS OVER £69,000



HOME REPORT VALUATION £72,000

EPC RATING F



This one-bedroom flat is located within a popular residential area of Dundee within close proximity of the City Centre. The property is located near a main bus route providing links to the City Centre and surrounding areas. The property is accessed through a gate off the road marked '17' leading down a small path which opens out to the large shared garden area and drying green. An external staircase to the rear of the building leads to the front door of flat 17B.

The property benefits throughout from high ceilings and double-glazed windows. The hallway provides access to all rooms and contains a large storage cupboard and hatch access to the attic. The spacious lounge is fitted with carpet flooring, blind and curtains. The large window allows for ample light to enter the room and overlooks the garden area.

The kitchen is fitted with wall and base units with a glossy black vinyl finish and wood effect worktops. The stainless-steel sink and draining board are situated in front of another large window overlooking the gardens. The room is complete with integrated dishwasher, oven, hob, extractor fan and has space for an upright fridge/freezer.

The bathroom is fitted with a three-piece white suite with a shower over the bath. The room is floored with linoleum and fitted with partial wet wall. The spacious double bedroom has a window to the front of the property and a built-in wardrobe and cupboard.

The property would suit First Time Buyers as well as the Buy to Let market. Viewing is highly recommended.



Illustration For Identification Purposes Only. Not To Scale (ID1011511 / Ref:86197)



Lawson, Coull & Duncan | 01382 227555

Solicitors, Notaries & Estate Agents | Reception@lawsoncoull.co.uk

| www.lawsoncoullduncan.co.uk

