



Alan E Masterton
SOLICITORS & ESTATE AGENT

DD5 ESTATE AGENTS

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2 bedroomed top floor flat
75H Dens Road, Dundee, DD3 7HY

Offers over £80,000

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2 bedroomed top floor flat

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Situated within a popular residential area within walking distance of Dundee City Centre this 2 bedroomed top floor flat provides spacious accommodation within a corner block of similar styled properties. The property benefits from double glazing, gas central heating, secure entry system and would make an ideal first home or investment opportunity.

The property has been well maintained and consists of two double bedrooms, bright lounge, kitchen, bathroom and ample storage space throughout. Property also benefits from a well looked after communal garden and drying area to the rear.

Entrance:

The property is entered through a well maintained communal entrance and Flat H is located on the top floor and accessed through a security door into the entrance hall that gives access to all rooms and benefits from 2 large storage cupboards.

Lounge: 4.7m x 3.7m:

A bright and airy room with large double-glazed window overlooking the front of the property. The room provides a comfortable atmosphere in which to relax with bright wood effect laminate flooring.

Kitchen: 3.0m x 2.7m:

The kitchen is fitted with a variety of wall and base units providing ample amount of surface space with contrasting worktops and tiled splash back, space for tall free standing fridge/freezer, space for washing machine, space for cooker, stainless steel sink with drainer and pillar tap, kitchen also benefits from 2 built in storage cupboard.

Bathroom: 2.8m x 1.75m

The large bathroom is served by a white three-piece suite incorporating w.c., wash-hand basin with built in storage below providing additional storage, bath with electric shower above and tiled within.

Bedroom 1: 3.5m x 3.4m:

A generous sized, bright double bedroom with double glazed window, carpeted.

Bedroom 2: 3.6m x 3.3m:

Another spacious bright bedroom overlooking the front of the property with built in wardrobe, carpeted.

Directions:

Driving west on the Kingsway turn left onto mains loan before turning right onto Clepington Road and then take second exit onto Arklay Street. At the roundabout take the 1st exit onto Dens Road and number 75 will be located on the left hand side. 75H is located on the top floor and accessed through a secure entry system.

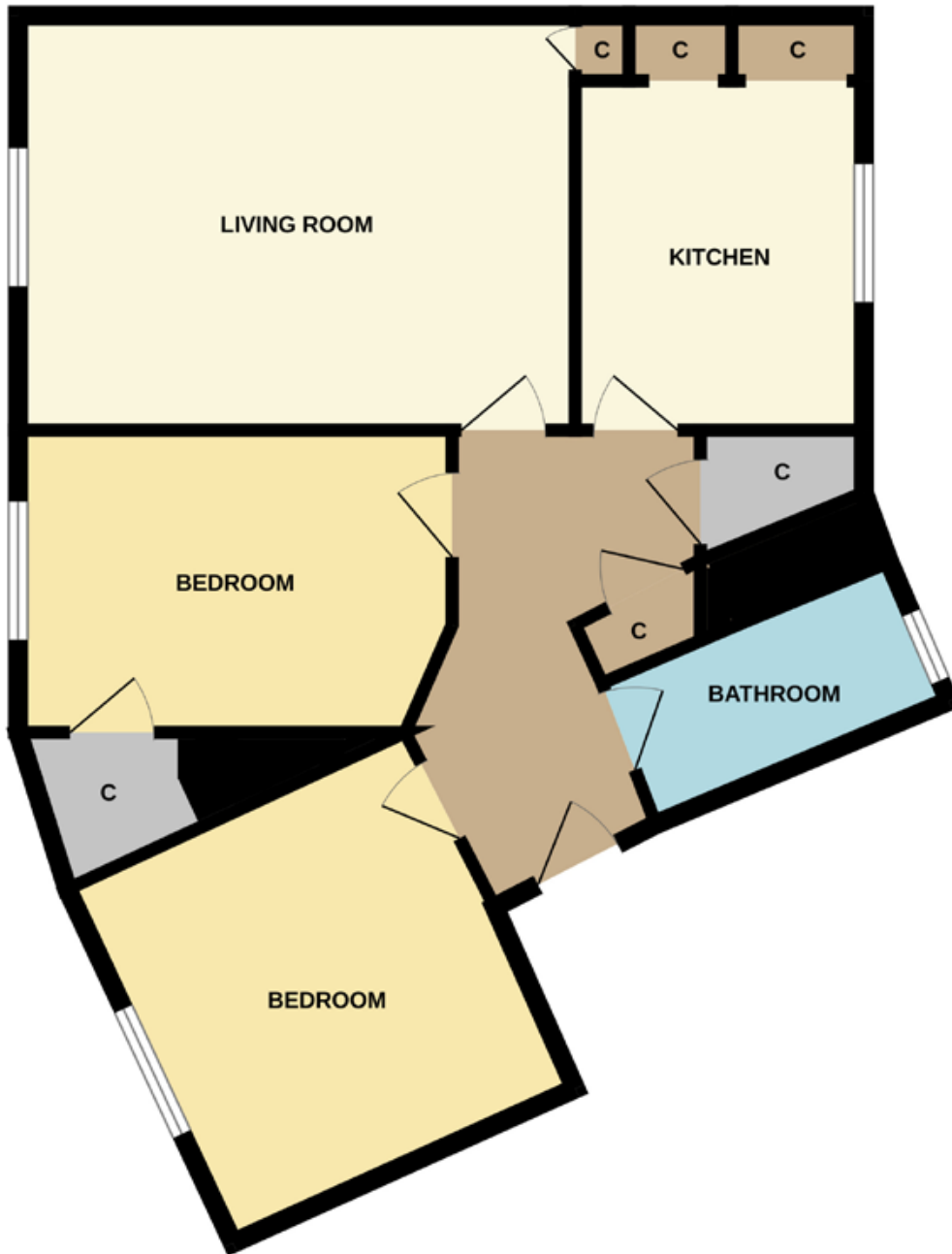




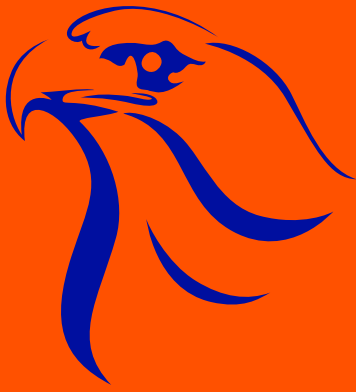




GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Home Report Access:

Please visit our own website at www.legaleagles.tv then select this property then select the "Home Report" button and the Home Report will display within 5 seconds.

Council Tax Band:

A (Dundee City Council Jan 2024).

EPC Band:

D

Viewings:

By prior appointment only. Contact us on 01382 539 313 during normal office hours to arrange your 15-minute viewing slot or alternatively you can arrange your appointment by e-mailing us at: viewingstobook@gmail.com (viewings must be arranged at least 24 hours before your requested viewing date/time)

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Note:

Whilst every care is taken to ensure these are correct, all sizes have been taken using laser measuring device and therefore no sizes or descriptions herein are guaranteed and do not form part of any contract to follow hereon. All measurements are approximate and for guidance only, all sizes are taken at the widest points for each room, unless otherwise specified. The agent has not tested and apparatus, equipment, fixtures, fittings or services and therefore we are unable to confirm the functionality or fitness for purpose of any such, any potential purchaser should check with their own legal advisor or suitably qualified surveyor on such issues, if the availability of children places at local or any school is an essential requirement with regard to advancing an offer for this property then potential purchasers should make their own enquires directly to the local education authority prior to submitting an offer for this property and satisfy themselves as to the position with school places prior to making any such offer, the sellers and their agents accept no responsibility whatsoever for ensuring school places are available or otherwise in any catchment area.

Attic space inspection policy: this firm do not indemnify viewers from any damage done to the property or to themselves as a result of viewer inspections of the attic space of properties marketed by us, if you wish to have the attic space inspected please instruct a qualified and indemnified surveyor or architect to do so, alternatively please advise this firm at the time of making your viewing appointment that you are prepared to undertake the responsibility for any damage that occurs to the property and/or your good self and we will prepare a form of undertaking for you to sign before you gain access to the attic space, (please bring photo id with you also) you should also bring along your own access ladders as none will be provided.

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