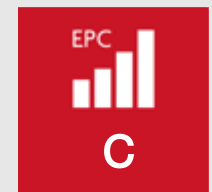
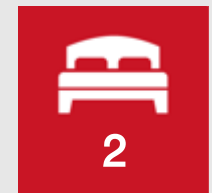
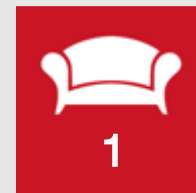




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40 Bruce Street, Dundee DD3
6RG





Summary

The property which benefits from double glazing and gas central heating is located within a popular residential area, convenient for both primary and secondary schooling, public transport and a wide range of shopping amenities. Accommodation comprising; entrance hall with stairs leading to first floor landing, upper hallway benefiting from a storage cupboard, hatch giving access to attic space. Bright lounge with front facing window and fitted storage cupboard. Dining Kitchen with both wall mounted and base units, plumbing for washing machine, space for breakfasting table, rear facing window with pleasant view over mutual and private gardens. Family bathroom with three piece suite, shower over bath, heated towel rail and window. Two well appointed double bedrooms.

Features

- Popular Residential Area
- First Floor Apartment
- Lounge
- Upper Hall
- Dining Kitchen
- Two Bedrooms
- Bathroom
- Private Garden & Shed
- Viewing Highly Recommended
- DG, GCH, EPC C

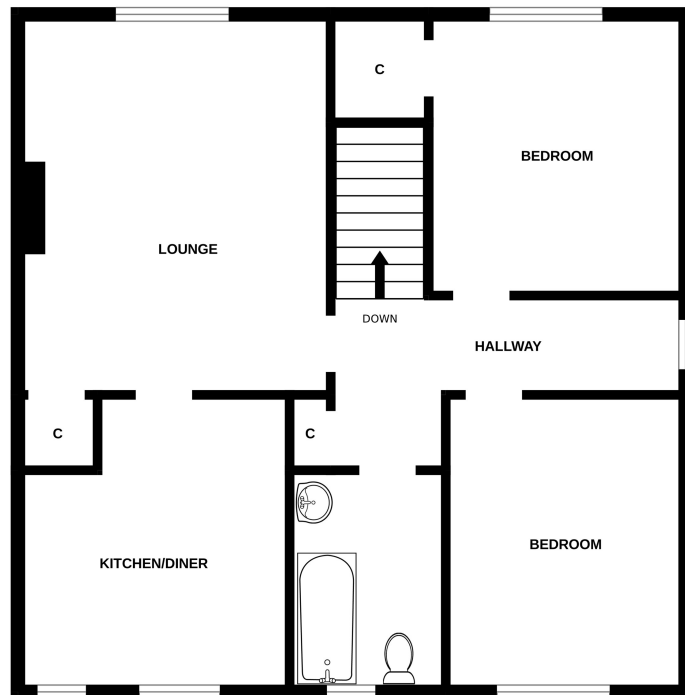
Room Measurements

Lounge 16'1" x 12'1" (4.90m x 3.68m)
Dining kitchen 10'9" x 10'6" (3.28m x 3.20m)
Bedroom 12'3" x 10'10" (3.73m x 3.30m)
Bedroom 10'10" x 9'11" (3.30m x 3.02m)
Bathroom 7'5" x 4'7" (2.26m x 1.40m)



Floorplan

FIRST 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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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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