



ROSS STRACHAN & CO
Solicitors & Estate Agents



8 Wellburn Street, Dundee, DD2 2RR
Offers Over - £120,000
3 Bedroom Ground Floor Flat with Gardens

"Bringing people and property together"

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The Property

This spacious three-bedroom property is located in a popular and established residential area off South Road Dundee. Beautifully decorated throughout this attractive home offers family accommodation on a single level with terraced gardens to the rear. The property has been beautifully maintained throughout its current tenure and would make a wonderful home for couples and families. There is a large kitchen with direct access to the terraced area of upper rear garden, a family bathroom with electric shower, lounge with living flame gas fire and three double bedrooms. There is ample storage within the property and to the rear of the garden is a shed. To the front of the property is a small, fenced garden area, with stepped access to the flat and ample free on street parking. The flat features gas central heating and double-glazed windows throughout.

Accommodation

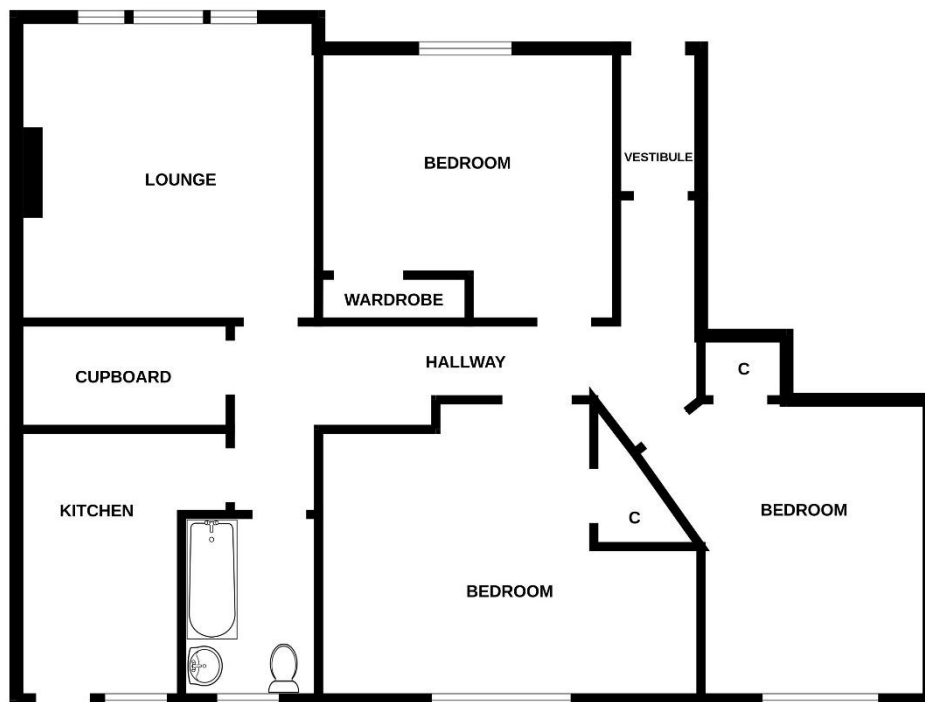
- Traditional Hall – with vestibule and storage
- Lounge – 15'8 x 13'04" – with living flame gas fire
- Kitchen – 12'4" x 9'8" – fitted kitchen with access to gardens
- Bathroom – 8'00 x 4'6" – white 3-piece suite with shower over bath
- Bedroom 1 – 13'00 x 10'10" – with fitted wardrobe storage
- Bedroom 2 – 12'10" x 9'9" – with storage
- Bedroom 3 – 10'9" x 9'7"

External

Gardens to the front are mostly laid to lawn with stepped access to flat.

The rear gardens of this flat are beautifully laid out. The upper section of the garden has a wonderful seating area and outdoor bar while the lower area is mostly laid to lawn, with a garden shed to the rear.

GROUND FLOOR





HOME REPORT: is available on request or through TSPC

VIEWING

Please contact:
Property
Department
86 Bell Street,
Dundee

Email:
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Tel: 01382
201010

EXTRAS

Certain extras may be available by separate negotiations.