



MML Law

MMLLAW .CO. UK

MMLLAW .CO. UK

01382 206000

property@mmlaw.co.uk

01382 206000 DUNDEE CITY | ANGUS | FIFE

12 Avon Place, Broughty Ferry, Dundee, DD5 3TY

Offers Over
£160,000



"Upper Apartment In Walk-In Condition"

Accommodation: Entrance Hall, Lounge, Kitchen, 2 Double Bedrooms, Bathroom, Double Glazing, Gas Central Heating, Private Allocated Parking, Communal Garden Grounds.



DUNDEE CITY | ANGUS | FIFE

12 Avon Place, Broughty Ferry, Dundee, DD5 3TY

Description

MML are delighted to offer to the market this immaculately presented upper apartment located within a small cul-de-sac of modern homes in the popular Panmurefield Village. The property can only be described as being in move-in condition and practical benefits include gas central heating and double glazing. There is also Karndean flooring throughout.

The accommodation comprises Entrance Hall with storage and hatch to partially floored attic. Spacious lounge offering comfortable living space, modern fitted kitchen with ample wall and base mounted units, gas hob and oven, washing machine, dishwasher and fridge freezer. Two double bedrooms both with built-in storage and family bathroom with three-piece white suite and mains shower over the bath.

Outside

Low maintenance garden to front elevation laid in chips with tarmac car parking spaces, the property benefits from an allocated parking space. There is a shared drying area to the rear.

Early viewing is highly recommended.

Area

The property is located to the eastern district of Broughty Ferry and has local amenities which include schools, shops, parks and public transport. The Broughty Ferry area is diverse with culture, history and education and has many excellent amenities which include primary, secondary and higher education, road and rail links, many restaurants, sophisticated range of shops and cultural events.

Included In Price

Carpets, floor coverings, window blinds, gas hob and oven, washing machine, dishwasher and fridge freezer.



12 Avon Place, Broughty Ferry, Dundee, DD5 3TY



12 Avon Place, Broughty Ferry, Dundee, DD5 3TY

Viewing

Contact Solicitors for an appointment to view on 01382 206000.

Home Report

Contact Solicitors for a copy of the Home Report.

Accommodation

Lounge	13'11" x 11'10"
Kitchen	9'9" x 7'5"
Bedroom 1	10'7" x 9'6"
Bedroom 2	11'2" x 8'8"
Bathroom	7' x 6'2"



DUNDEE CITY | ANGUS | FIFE

12 Avon Place, Broughty Ferry, Dundee, DD5 3TY



12 Avon Place, Broughty Ferry, Dundee, DD5 3TY

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.
Made with Metropix ©2024



MML Law

DUNDEE CITY | ANGUS | FIFE



MML Law

MMLLAW.CO.UK

01382 206000

property@mmlaw.co.uk
DUNDEE CITY | ANGUS | FIFE