

ROBERTSON SMITH

Solicitors and Notaries

**15 DALKEITH ROAD, DUNDEE, DD4 6JU
FIRST FLOOR FLAT**



OFFERS OVER £130,000.00

Located in a highly desirable residential area to the north-east of Dundee City Centre, this substantial flat is in excellent decorative order throughout and would make an ideal starter home or an excellent buy-to-let opportunity. The property is located in close proximity to local shops and schools with the additional social, retail and recreational facilities within Dundee City Centre and Broughty Ferry just a short journey away by bus or car.

The accommodation benefits from excellent storage space, full double glazing and gas central heating and comprises Entrance Stairway, Hall, Lounge, two Double Bedrooms, Kitchen and Bathroom. Externally, there are areas of garden ground located to the side and rear of the property along with a mutual drying green. There is on street parking available opposite the property.

Unit L, Charles Bowman Avenue, Claverhouse Industrial Park, Dundee, DD4 9UB

Telephone: 01382 226602

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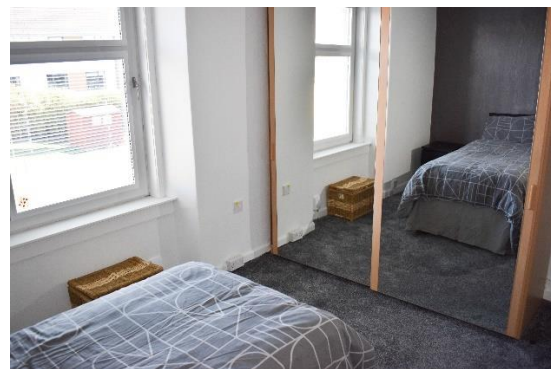
ACCOMMODATION

Entrance Hall: The property is accessed by way of uPVC door which leads onto a carpeted staircase at the top of which is another solid wood door. This leads into the carpeted Inner Hall. This area provides direct access to the Lounge, both Bedrooms and Bathroom. The Hall also features two large walk-in cupboards.

Lounge: (6.34m (into bay) x 3.65m approx.)
This bright spacious room enjoys an open westerly aspect. Carpet. Radiator. Further storage cupboard.



Bedroom 1: (3.84m x 3.39m approx.)
This good sized Double Bedroom is located to the rear of the flat and features built-in wardrobes with mirrored doors. Carpet. Radiator. Additional storage cupboard.



Bedroom 2:

(4.11m x 3.65m approx.)

This substantial Double Bedroom is located to the front of the property and enjoys a similar westerly aspect as for the Lounge. Carpet. Radiator. The wardrobe unit in this room is included in the price.



Kitchen:

(2.64m x 2.48m approx.)

This room is fitted with off-white shaker units with contrasting worktops. The one and a half sink and drainer unit tones in with the Kitchen units. Gas hob and oven. Plumbed for washing machine. Space for fridge-freezer. Laminate flooring.



Shower Room: (1.99m x 1.91m approx.)

This room has been fitted with a modern white three-piece suite comprising WC and wash hand basin, both of which are integrated into a wooden-fronted vanity unit. Corner shower cubicle with electric shower. Carpet. Radiator. Fully tiled.



Externally: There are borders to the side and rear of the building with a further garden plot located to the north of the property. Mutual drying green.

EPR Rating: C

Home Report: To access the Home Report for this property, copy and paste the link below into your internet browser and this will take you to the website.

<https://dmhall.web-cdn.org/757858.pdf>

Alternatively, go to www.packdetails.com The property reference is HP757858 and the post code is DD4 6JU

Viewing: Telephone the owner on 07857 405 311 or by appointment through Robertson Smith, Solicitors, Unit L, Charles Bowman Avenue, Claverhouse Industrial Park, Dundee, DD4 9UB (telephone 01382 226602) with whom all notes of interest and offers should be lodged.

Disclaimers:

Note, all measurement have been taken by a sonic tape measure and therefore may be subject to a small margin of error. While we believe the above details to be correct, no warranty is given and any potential purchaser should satisfy themselves as to the accuracy of the measurements.

While these particulars are believed to be correct and are given in good faith, they are not warranted and any interested parties must satisfy themselves by inspection or otherwise as to the correctness of each of them. These particulars do not constitute an offer or contract or any part thereof and all measurements are approximate.