

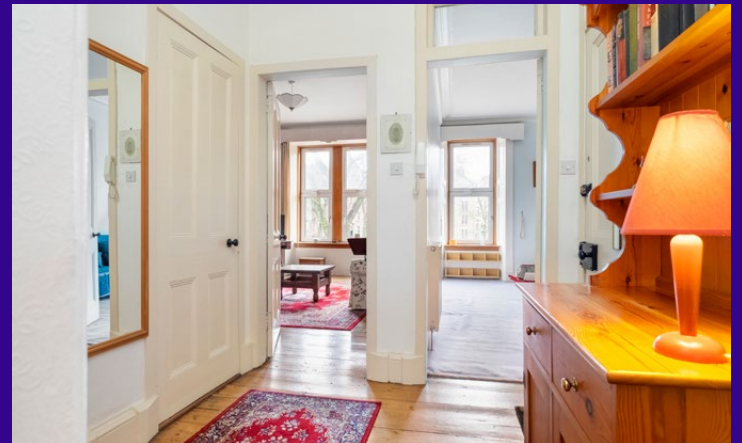
Blackadders

Offers Over £115,000








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1/L, 12 Forfar Road,
Dundee, DD4 7AR



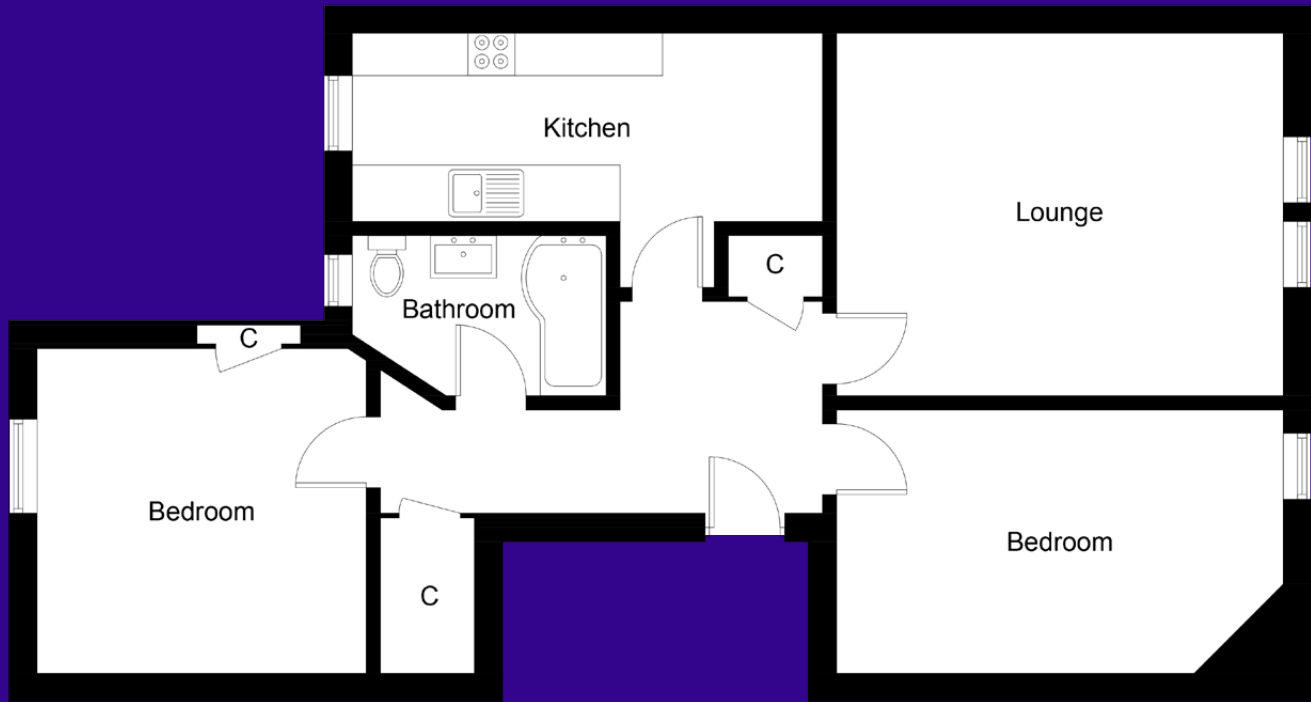
- First Floor Flat
- Good location
- Living Room
- Kitchen Diner
- 2 Bedrooms
- Bathroom
- Double Glazing
- Gas Central heating
- Shared Drying Area
- Private Shed

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A spacious first floor flat enjoying open views over the grounds at Morgan Academy. The immediate area is well served by a range of local shops, services and recreational facilities. Schooling at primary and secondary levels are close by while there are good transport links within easy reach. Baxter Park offers pleasant walks as well as sports facilities including tennis courts, a basketball court and bowling club. The city centre is also within reach offering a range of major facilities.





Ground Floor

Accommodation (measurements are approx)

Living Room	3.69m x 4.77m	(12'1" x 15'8")
Kitchen Diner	2.03m x 4.74m	(6'8" x 15'7")
Bedroom	3.45m x 4.73m	(11'4" x 15'6")
Bedroom	2.94m x 4.80m	(9'8" x 15'9")
Bathroom	1.50m x 2.62m	(4'11" x 8'7")

The building is accessed via a secured entry system while the property itself benefits from double glazing and gas central heating. The entrance hall has two fitted storage cupboards with one particularly generous in size. The living room enjoys an open east aspect of the ground in front of Morgan Academy. The kitchen diner has space for separate kitchen and dining spaces and has an aspect to the rear. There are two double bedrooms with one having a further open east aspect. The bathroom has a modern toilet, wash hand basin and bath with shower over.

A shared drying area is located to the rear of the building where a private shed is also located.



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Dundee

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DISCLAIMER. Entry by mutual arrangement. Viewing strictly through selling agents. Whilst we endeavour to make these particulars as accurate as possible, they do not form any part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital tape. If there is any part of these particulars that you find misleading or simply wish clarification on, please contact our office for assistance.

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