

Blackadders

Offers Over £85,000








10/1 Arthurstone Terrace,
Dundee, DD4 6RS

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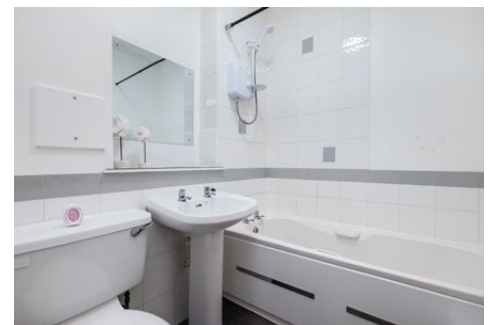
- Ground Floor Apartment
- Popular Residential Area
- Living Room
- Kitchen
- 2 Bedrooms
- Bathroom
- Electric Heating
- Double Glazing
- Shared Garden

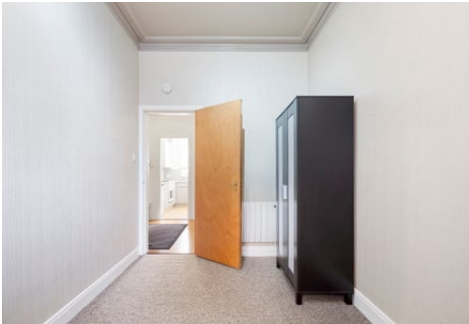
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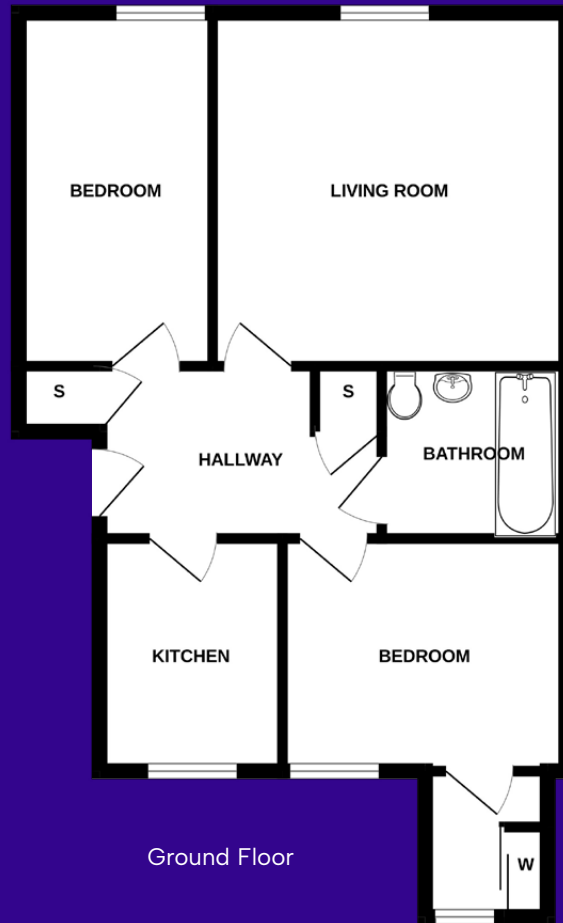


This is an attractive traditional ground floor apartment affording easily managed and comfortable accommodation on one level. The property forms part of a well-established and popular residential area lying within Stobswell. Local amenities and shops lie nearby.

The subjects comprise hallway, living room, two bedrooms, kitchen and bathroom. Access is via a secure entry phone system and the property retains some fine period features including lovely original ornate cornice work within the living room. The kitchen is well-equipped with fitted wall and floor units and has an integral electric hob and oven. The automatic washing machine and fridge are to be included. It should be noted also there is a further freezer to be included which lies in the store off the hallway.







Accommodation (measurements are approx)

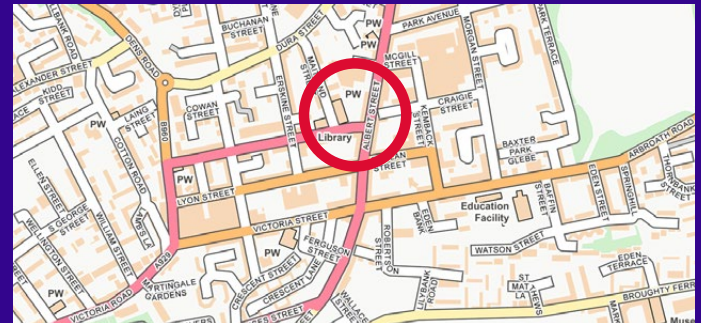
Living Room	4.02m x 4.07m	(13'2" x 13'4")
Kitchen	1.85m x 2.67m	(6'1" x 8'9")
Bedroom 1	2.38m x 4.13m	(7'10" x 13'7")
Bedroom 2	2.86m x 3.10m	(9'5" x 10'2")
Bathroom	1.82m x 2.04m	(6'0" x 6'8")

The bathroom is equipped with a three piece suite with instant shower and the two bedrooms are well proportioned with one lying to the front and the other to the rear. The bedroom lying to the rear has a useful fitted wardrobe and dressing area lying off. To the rear of the subjects there is a shared area of garden ground.

The property has been recently rented out and subsequently hard-wired smoke systems are installed and the property has been compliant with letting regulations. This may be of particular interest to parties wishing to buy to let.

Electric heating is installed backed-up by double glazing.

The external photo was taken prior to current roadworks



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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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