

ROBERTSON SMITH

Solicitors and Notaries

51D KINGHORNE ROAD, DUNDEE, DD3 6PR

SECOND FLOOR FLAT



OFFERS OVER £70,000.00

Situated approximately one mile to the north of Dundee City Centre in the Hilltown area of the City, the property is located within walking distance of local shops, schools and bus routes.

This deceptively spacious property enjoys a bright southerly aspect with views over the rooftops to the River Tay and Fife hills beyond. The accommodation, which is fully double glazed and benefits from gas central heating comprises Hallway, Lounge, two Bedrooms, Kitchen and Bathroom.

This property would make an ideal starter flat or a buy-to-let investment and accordingly, early viewing is strongly recommended.

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

Telephone: 01382 226602

Fax: 01382 322884

ACCOMMODATION

Entrance: The property is accessed from a communal close located to the rear of the building. Stairs lead up to the second floor apartment.

The property is accessed by way of a solid wood door which leads into the carpeted Hall. Entry phone. Radiator. Smoke alarm. Electric meter. Walk-in cupboard.

Lounge: (4.2m x 4.32m (into bay) approx.)
Enjoying views over the rooftops to the Tay Estuary and Fife hills beyond, this bright spacious room features a decorative cornice and ceiling rose. Carpet. Smoke alarm. Alcove with storage cupboard below.



Bedroom 1: (4.06m (into door) x 3.43m approx.)
Enjoying a similar bright southerly aspect as for the Lounge, this room benefits from twin cupboards/wardrobes. Carpet. Radiator.



Bedroom 2: (3.75m (into door) x 4.10m approx.)

Located to the rear of the building is a spacious double bedroom with utility room off. Carpet. Radiator.



Utility Room:

(1.4m x 1.6m approx.)

This room houses the central heating boiler and is plumbed for a washing machine. Cupboard housing gas meter. Roller blind.

Kitchen: (2.6m x 1.73m approx.)

This room features white floor and wall mounted units with matching worktops. Stainless steel sink unit with drainer and mixer tap. Electric hob and oven. Space for fridge freezer. Smoke alarm. Vinyl flooring. Radiator.



Bathroom: (2.59m x 1.82m approx.)

This room features a white three piece suite comprising WC, wash hand basin and bath with electric shower mounted over the bath. Glazed shower screen. Extractor fan. Medicine cabinet. Tile effect laminate flooring.



Externally: There is a mutual drying green located to the rear of the tenement.

**EPC
Rating:** D

**Home
Report:** To access the home report for this property go to https://www.gs-surveyors.co.uk/fileuploads/kiBGrMWdheGMFELaegGZoAIWy4ruZIdnGpv9GzruU/DUN_2023_03_0112_HR.pdf

Alternatively contact Messrs Robertson Smith, Solicitors, Unit L, Charles Bowman Avenue, Claverhouse Industrial Park, Dundee, DD4 9UB (Telephone 01382 226602).

Viewing: Telephone the owner on 07593 532 156 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.