



**MML Law**

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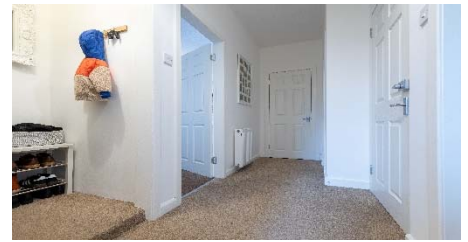
**01382 206000**

property@mmlaw.co.uk

**01382 206000 DUNDEE CITY | ANGUS | FIFE**

10 St. Ronans Avenue, Dundee, DD4 6LF

## Offers Over £140,000



***"Lovely Quiet Location With Outstanding River Views"***

Accommodation: Entrance Hall, Lounge, Kitchen, 2 Double Bedrooms, Bathroom, Double Glazing, Gas Central Heating, Gardens.



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# 10 St. Ronans Avenue, Dundee, DD4 6LF

## Description

MML are delighted to bring to the market this traditional first floor flat in highly desirable area. The property is in walk-in condition and would be ideal for the first-time buyer looking to get on the property market or for anyone wishing to downsize.

## Accommodation

Entrance Hall with stairs to upper level. The upper hall has spacious walk-in storage cupboard and access hatch to attic. The lounge is spacious and bright with bay window offering outstanding views over the River Tay. Ample space for dining table and chairs. Good sized kitchen fitted with ample wall and base mounted units. Gas hob, electric oven and concealed extractor hood.

There are two double bedrooms, the master with fitted wardrobes and the second with storage cupboard.

The modern bathroom is fitted with a three-piece white suite, Mira Electric shower over bath and glass shower screen.

Included in the sale are all floor coverings, light fittings, window blinds where fitted, and gas hob, electric oven and extractor hood, fridge freezer and dishwasher **(no warranties are given)**

Early viewing is recommended.

## Area

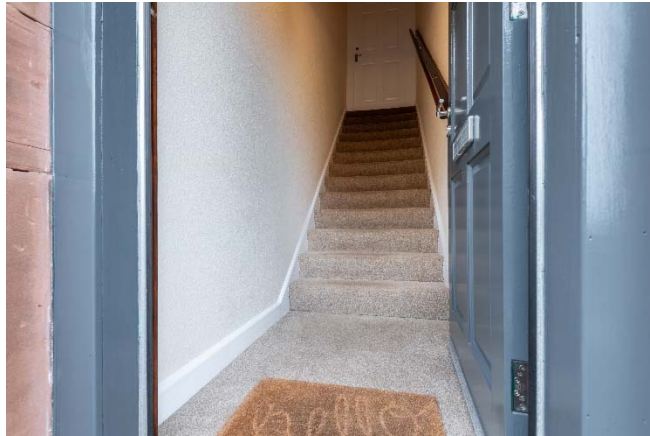
St Ronans Avenue is well placed for local amenities, bus routes and is a short walk from the City Centre and popular Baxters Park and 5 minute drive from Broughty Ferry.

## Outside

There is a private patio area at the entrance of the property and a separate plot of garden ground to the rear. Mutual drying green



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## Viewing

To view telephone the Solicitor on 01382 206000. Alternatively for evenings and weekends telephone 07412 546980

## Home Report

Contact the Solicitors for a copy of the Home Report.

## Accommodation

Lounge	19'11" x 12'
Kitchen	10'2" x 10'
Bathroom	6'5" x 6'2"
Bedroom 1	13'7" x 12'2"
Bedroom 2	12'2" x 10'2"



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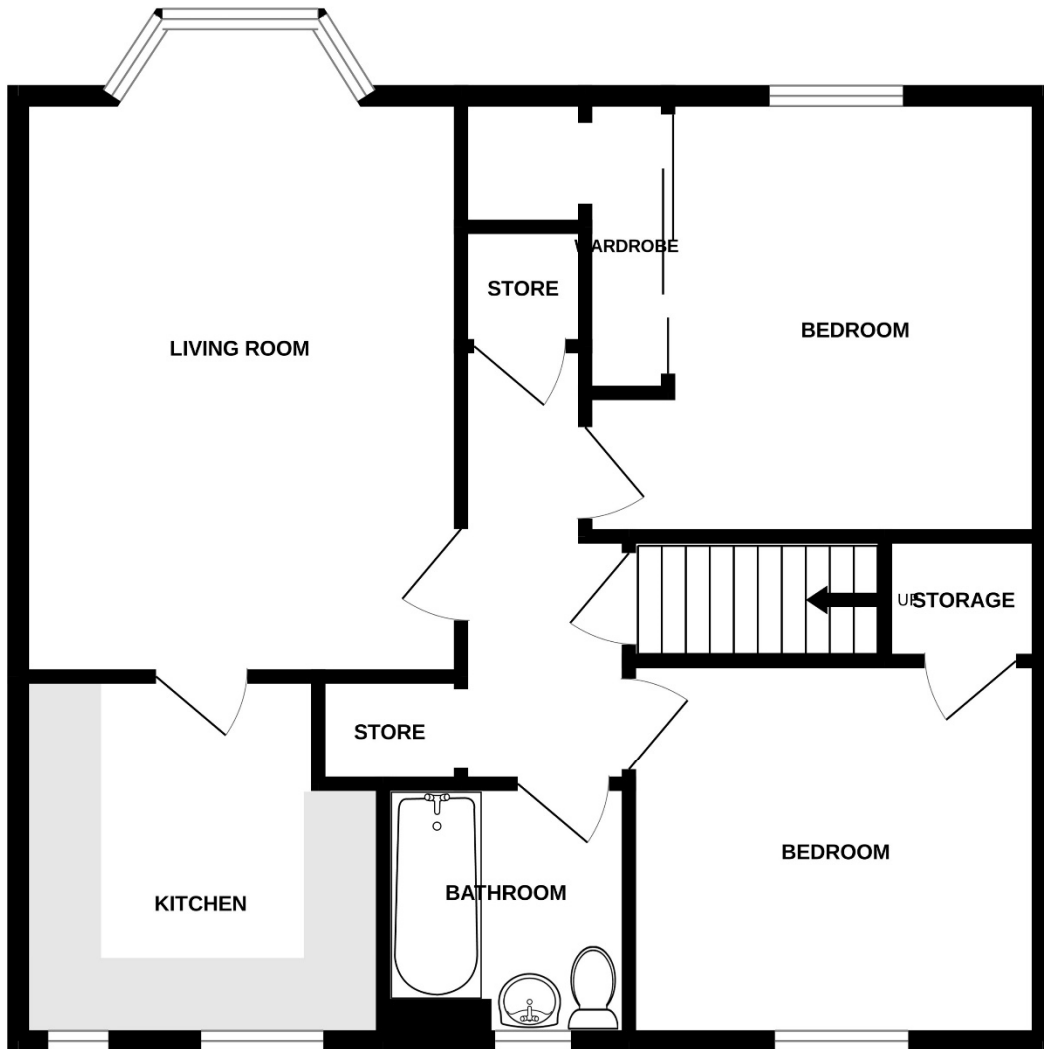


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## FIRST FLOOR



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.  
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