

Blackadders

Offers Over £140,000








blackadders.co.uk

54 Glenagnes Road,
Dundee, DD2 2AR



- First Floor Flat
- Popular Location
- Living Room
- Kitchen
- 3 Bedrooms
- Bathroom
- Off Street Parking

	3
	1
	1
	D
	C

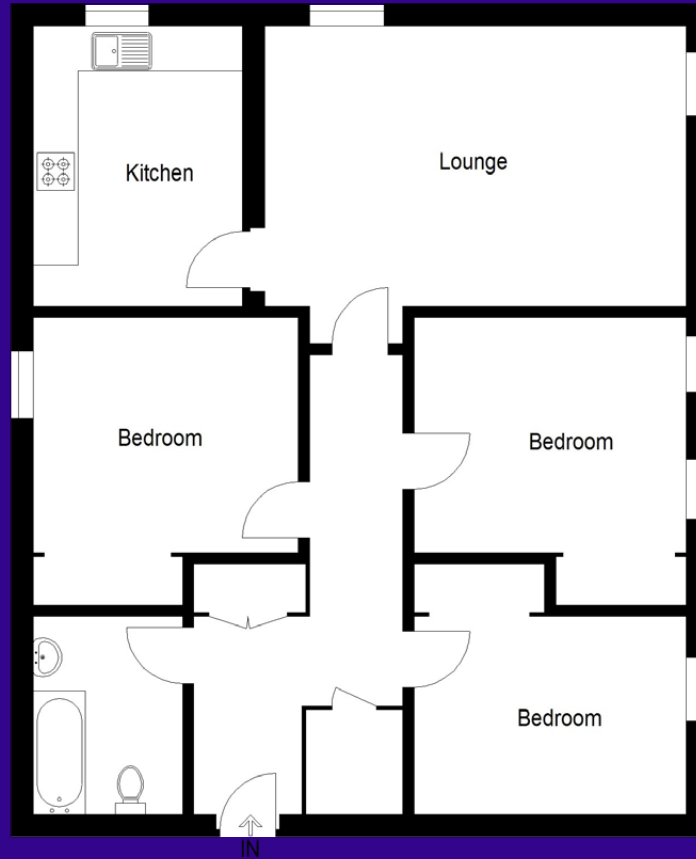


This is a first-floor flat affording comfortable and adaptable accommodation throughout. The property forms part of an attractive period building lying approximately 1 mile north of Dundee City Centre. The subjects were erected in circa 1900 as Lord Roberts Workshop and were subsequently converted to residential use in 1995. The gross internal floor area extends to run to 83 square metres or thereby.

Access is via secure entry phone and the accommodation comprises: hallway, living room, kitchen, three bedrooms and a bathroom.







Ground Floor

Accommodation (measurements are approx)

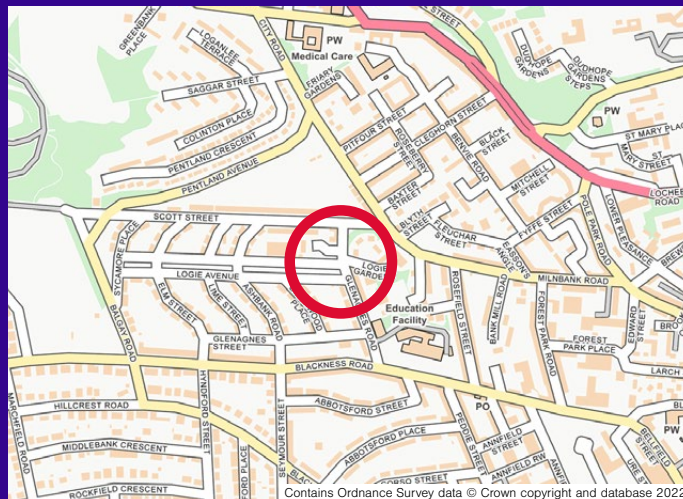
Living Room	4.00m x 4.55m	(13'1" x 14'11")
Kitchen	1.86m x 3.81m	(6'1" x 12'6")
Bedroom 1	3.14m x 4.49m	(10'4" x 14'9")
Bedroom 2	2.69m x 2.98m	(8'10" x 9'9")
Bedroom 3	2.84m x 4.40m	(9'4" x 14'5")
Bathroom	1.80m x 1.92m	(5'11" x 6'4")

The subjects are in need of a degree of modernisation.

To the rear there are off street parking facilities.

Electric heating is installed backed up by double glazing.

The property is very well sited within reach of the town centre and universities.



Aberdeen

6 Bon Accord
Square, Aberdeen
AB11 6XU

Tel: 01224 452750

Dundee

30 & 34 Reform Street
Dundee
DD1 1RJ

Tel: 01382 342222

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.

property@blackadders.co.uk