

Blackadders

Offers Over £110,000








Flat 4, 8, Americanmuir Road,
Dundee, DD3 9BX

blackadders.co.uk



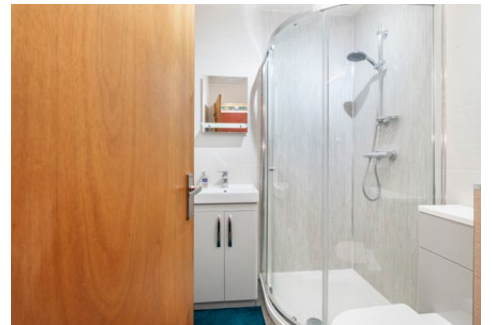
- First Floor Maisonette
- Dining Kitchen
- Garden
- Popular Location
- Shower Room
- Living Room
- 2 Bedrooms

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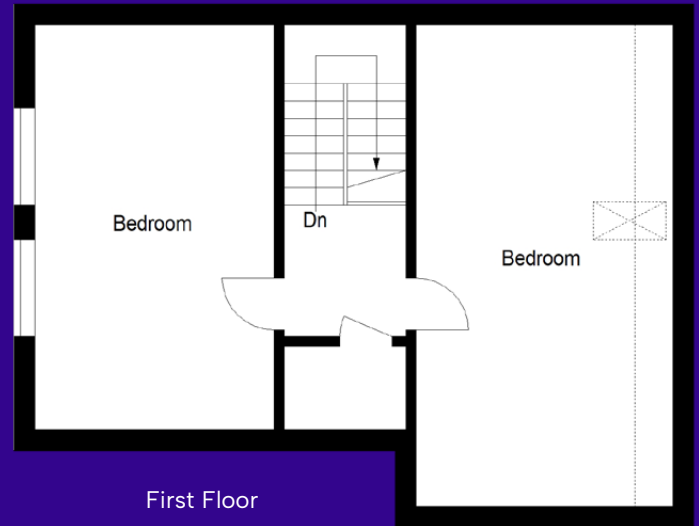
This is an attractive traditional first floor maisonette affording comfortable accommodation. The property is pleasantly situated forming part of the well-established and popular residential area. The subjects are accessed via secure entry phone and comprise hallway, living room, spacious dining kitchen, utility room, shower room and two bedrooms. The dining kitchen provides ample room for table and chairs and includes an electric hob and oven. There is a useful utility room off. The living room features fine period ornate cornice work and the shower room has a corner shower cabinet with wet wall, mixer shower and two piece suite. A narrow stair leads to the upper level affording two well-proportioned bedrooms and both with fitted wardrobes.







Ground Floor



First Floor

Accommodation (measurements are approx)

Living Room	4.41m x 4.44m	(14'6" x 14'7")
Dining Kitchen	3.48m x 3.78m	(11'5" x 12'5")
Shower Room	1.54m x 1.85m	(5'1" x 6'1")
Bedroom 1	2.51m x 4.60m	(8'3" x 15'1")
Bedroom 2	2.67m x 3.27m	(8'9" x 10'9")

To the rear of the property there is an easily managed area of garden ground with a shaped lawn and gravel beds bounded by a timber fence. Gas fired central heating is installed.



Aberdeen

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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.

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