



**12A MONCUR CRESCENT, DUNDEE DD3 8AD
OFFERS OVER £72,000**



LCD

Lawson, Coull & Duncan | 01382 227555

Solicitors, Notaries & Estate Agents

| Reception@lawsoncoull.co.uk

| www.lawsoncoullduncan.co.uk

HOME REPORT VALUATION £72,000

EPC RATING

D



This two bedroom ground floor flat is located within an established residential area to the north of Dundee City Centre. There are many amenities within easy reach of the property with Dundee City Centre being only a short distance away.

This property has been well loved by the same family for generations although is in need of some modernisation. The property benefits from external insulation and rendering providing additional insulation for the property without impeding on any floor space within. In addition, there are both front and rear communal garden areas and drying greens.

The property is accessed via a communal secure entrance and stairwell. The flat enters straight into the hallway which provides access to all rooms of the accommodation. To the left of the hall and the front of the building are the living room and front bedroom. This bedroom is spacious enough for a double bed and has a built-in wardrobe. The living room has a large window overlooking the front garden area which allows for ample natural light to enter the room.

The kitchen to the rear of the property has a window overlooking the communal gardens. The room houses the gas fired combi boiler which provides central heating and hot water to the property. Next to the kitchen on either side is the master bedroom and shower room. The master bedroom at the end of the hallway has been floored in laminate and is spacious enough for a double bed and additional furniture. The shower room has a frosted glass window for privacy and has been fitted with grab rails and a large walk-in shower.

This property is a perfect opportunity for buy-to-let investors or those looking to renovate. Early viewing is highly encouraged to fully appreciate the property's potential.

Approximate Gross Internal Area
59.3 sq m / 638 sq ft

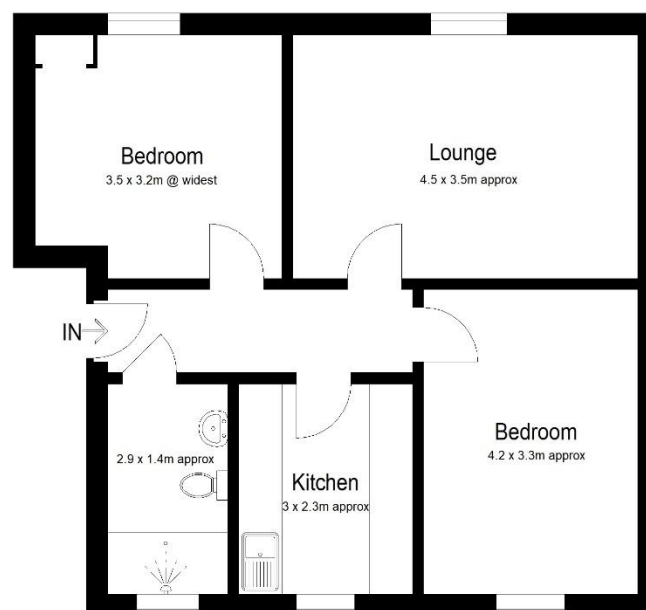


Illustration For Identification Purposes Only.
Not To Scale (ID:1081401 / Ref:88026)



Lawson, Coull & Duncan | 01382 227555

Solicitors, Notaries & Estate Agents | Reception@lawsoncoull.co.uk

| www.lawsoncoullduncan.co.uk

