



**MICHAEL A. BROWN**

— *Solicitors & Estate Agents* —



## 28 Arklay Court, Dundee, DD3 7QE

Offers Over **£65,000**



- Top Floor Flat
- Corner Location
- Open Views
- Car Park Space
- Secure Entry System
- Lounge/Dining Area
- Kitchen
- Double Bedroom
- Shower Room
- UPVC Double Glazing

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## 28 Arklay Court, Dundee, DD3 7QE

This corner TOP FLOOR FLAT is situated in a well maintained and modern block of flats and enjoys wonderful South and North open views. The flat benefits from replacement UPVC double glazed windows, intruder alarm and a secure entry phone system. There is a private car parking space within the enclosed main car park. Easy access onto Dens Road and Clepington Road and with a regular bus service outside the development block.

### HALL

Beech laminate flooring. Walk in storage cupboard. Entry Phone. Hatch to attic suitable for storage.

### LOUNGE/DINING AREA

Large Southwest facing corner window with open views. Beech laminate flooring. Small rear dining area. Oil fired radiator.

### KITCHEN

Fully fitted with wall and base units and granite effect worktops. Integral electric hob, oven and overhead filter hood. Inset carbonate sink with drainer and mixer tap. Automatic washing machine. Upright fridge freezer. Tiled floor. Window with open aspect over Arklay Street.

### DOUBLE BEDROOM

South facing window with open aspect. Built in double wardrobes with mirror sliding doors.

### SHOWER ROOM

Vanity Units with inset wash hand basin. Mirror wall cabinet. Toilet. Glazed shower compartment. Wet wall and electric instant shower. Matching tall storage unit. Vinyl tile effect flooring. Extractor fan. Dimplex style wall heater.

### CAR PARKING

Private car park space with lockable pole outside front entrance door.

### EXTRAS

Included are all fitted carpets, blinds, light fittings, integral kitchen appliances, automatic washing machine and fridge freezer.

### LOCATION

On Arklay Street just down from the bus stop and through wooden gate.

### EPC – D

HOME REPORT VALUATION - £65,000





## ACCOMMODATION

(All measurements are approx.)

Lounge/Dining Area	15'9" x 9'0"	(4.86m x 2.73m)
Kitchen	7'9" x 6'3"	(2.40m x 1.92m)
Double Bedroom	11'0" x 8'4"	(3.36m x 2.55m)
Shower Room	6'3" x 6'2"	(1.91m x 1.88m)

GROUND FLOOR  
40.0 sq.m. approx.



TOTAL FLOOR AREA: 40.0 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs 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, options and specifications shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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These particulars are prepared in good faith but are not warranted and do not form part of any contract.  
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