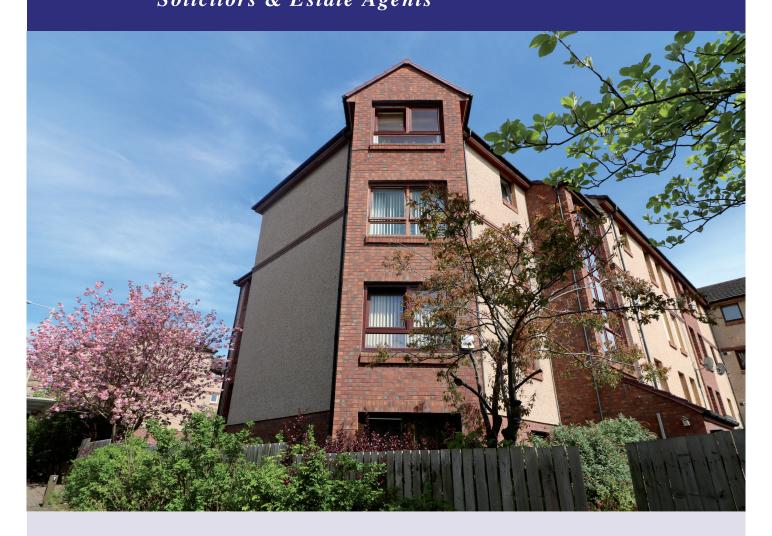
MICHAEL A. BROWN — Solicitors & Estate Agents —





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

28 Arklay Court, Dundee, DD3 7QE





28 Arklay Court, Dundee, DD3 7QE

This cornerTOP 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

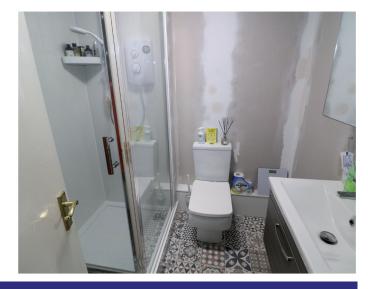
On Arklay Street just down from the bus stop and through wooden gate.

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.

While very stempt has been made to ensure the occuping of the constance contained hear, measurement of stors, vendous, soons and may other stem an approximate and responsibility is taken to any rors cerebrated. This plan is for illustrative purposes only and should be used as such by approximate and expension of the contractive purchases. The services, systems and applications shown have not been tested and no guarant as to their operations of the contractive purchases. The services, systems and applications shown have not been tested and no guarant as to their operations of the contractive can be given.

These particulars are prepared in good faith but are not warranted and do not form part of any contract.

All measurements approximate.



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