



MML Law

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01382 206000 DUNDEE CITY | ANGUS | FIFE

6A Kilberry Street, Dundee, DD3 6DH

Offers Over
£75,000



"Excellent Property For The 1st Time Buyer or Buy To Let Investor"

Accommodation: Entrance Hall, Lounge, Kitchen, Double Bedroom and Bathroom, Double Glazing, Gas Central Heating, Private Front Garden and Mutual Drying Area to the Rear. Secured Entry.



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Description

This ground floor flat has been freshly decorated throughout and is in walk-in condition. The property benefits from gas central heating and double glazing throughout and an additional benefit is the large, enclosed south facing front garden and Secured Entry System to the block. This property will appeal to a variety of buyers particularly those seeking accommodation all on one level. For the buy to let investor the property has an up-to-date GSC and EICR.

The entrance hall has large storage cupboard and give access to the lounge, bathroom and bedroom.

The lounge is a spacious bright room with south facing window overlooking the front garden. Free Standing Fire surround housing electric fire and recessed shelving. The kitchen is accessed from the lounge and is fitted with modern base and wall mounted units. Gas hob, electric oven and washing machine. The double bedroom is also south facing and benefits from built in wardrobe with mirrored sliding doors. The bathroom is fitted with a three-piece white suite and electric shower over the bath.

Outside

The front garden belongs exclusively to the flat. Enclosed with hedging and metal fencing. Large lawn and flower beds. The south facing garden has views of Balgay Hill. The large rear mutual drying area is laid out in grass. On street car parking outside the property. To the front is a chipped courtyard with shrubs, paved driveway to garage.

Included In Price

Carpets, floor coverings, window blinds where fitted, Light fittings and kitchen appliances.

Area

The property is located to the north-west of Dundee City Centre and has local amenities which include schools, shops, parks and public transport within easy reach.



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Directions

From City Centre travel up Lochee Road. Turn right up Rankine Street and into Gardiner Street. Kilberry Street is last on the left before Loons Road. Alternatively, from Lochee High Street turn up Loons Road. Turn second right into Cobden Street and first left into Kilberry Street.

Viewing

Contact Solicitors for an appointment to view on 01382 206000.

Home Report

Contact Solicitors for a copy of the Home Report.

Accommodation

Lounge	14'9" x 12'3"
Kitchen	12' x 6'3"
Double Bedroom	11' x 9'9"
Bathroom	8'6" x 4'3"



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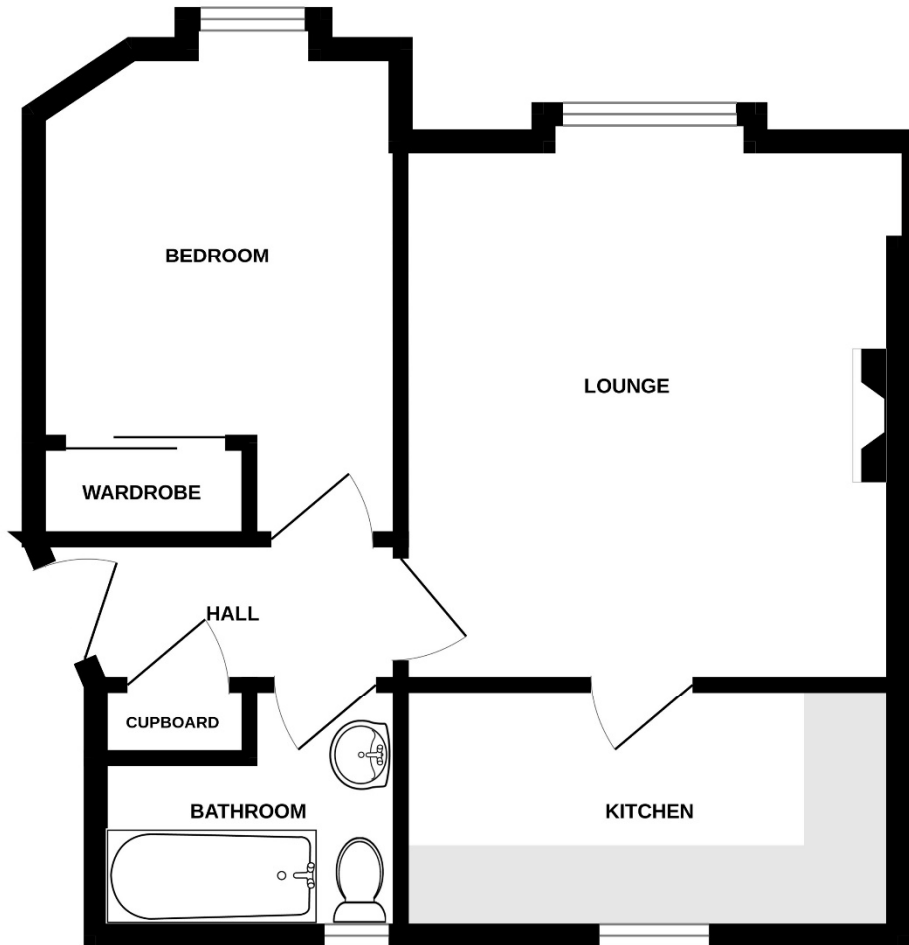


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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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