

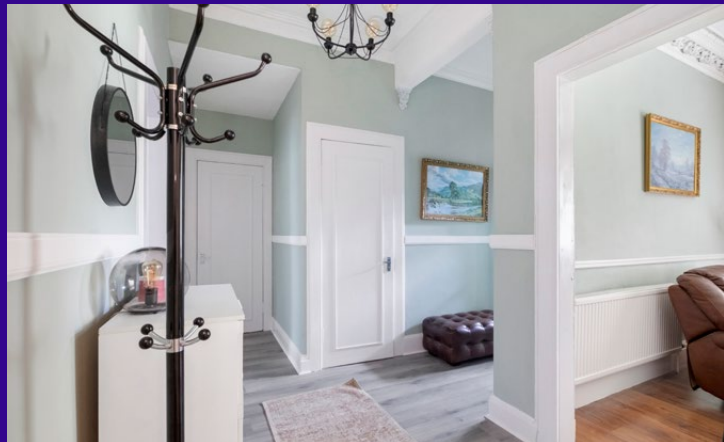
Blackadders

Offers Over £135,000








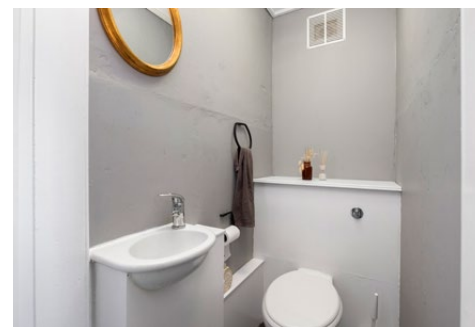
Flat C, 69 Constitution Road,
Dundee, DD1 1LA

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- Ground Floor Flat
- Central Location
- Living Room
- Kitchen
- 2 Double Bedrooms
- Bathroom
- WC
- Double Glazing
- Gas Central Heating
- South Facing Shared Garden

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A spacious ground floor flat with period features located close to the city centre. There are local shops close by while the city centre offers a range of major amenities including shops, transport services and leisure facilities. The property is also conveniently located for access to both the University of Dundee and Abertay University.

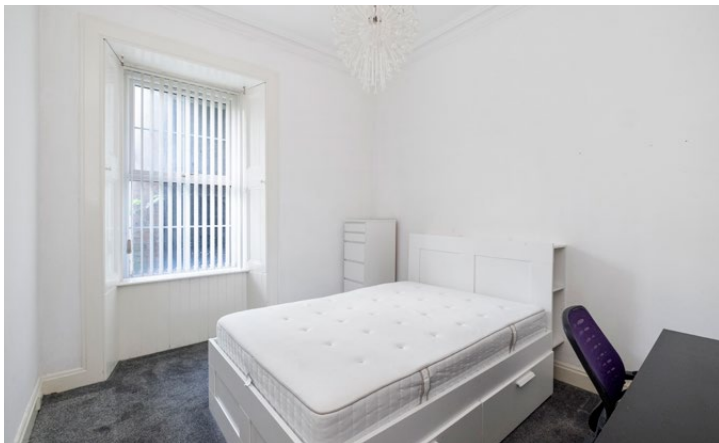
The property benefits from double glazing and gas central heating while features include ornate corning and a feature fireplace in the living room. The entrance vestibule leads to the hallway which has two fitted storage cupboard and leads to the south facing living room.

Two double bedrooms are accessed from the hallway. The kitchen has a range of

modern units as well as an island unit which incorporates a breakfast bar. The bathroom has a wash hand basin and bath with shower over. There is a separate WC with toilet and wash hand basin.

A shared south facing garden is laid mainly in lawn and offers clothes drying facilities.

Please note that this property forms part of a listed building.





Accommodation (measurements are approx)

Living Room	4.64m x 4.04m	(15'3" x 13'3")
Kitchen	3.61m x 3.05m	(11'10" x 10'0")
Bedroom 1	3.63m x 3.14m	(11'11" x 10'4")
Bedroom 2	3.60m x 3.01m	(11'10" x 9'11")
Bathroom	2.13m x 1.86m	(7'0" x 6'1")
WC	1.36m x 0.85m	(4'6" x 2'9")



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Aberdeen

6 Bon Accord
Square, Aberdeen
AB11 6XU

Tel: 01224 452750

Dundee

30 & 34 Reform Street
Dundee
DD1 1RJ

Tel: 01382 342222

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property@blackadders.co.uk