

ROBERTSON SMITH

Solicitors and Notaries

112C CLEPINGTON ROAD, DUNDEE, DD3 7SY

FIRST FLOOR FLAT



OFFERS OVER £90,000.00

Located in a popular residential area approximately three miles to the north of Dundee City Centre, this property is conveniently located for a variety of local shops, schools and public transport with the wider range of social, recreational facilities to be found in Dundee City Centre just a short journey away.

The property is in excellent decorative order throughout and benefits from full double glazing and electric heating although it is believed that there is a gas supply to the block of which the property forms part. The accommodation comprises Entrance Hall, spacious Lounge, two Double Bedrooms, Kitchen and Shower Room. To the rear of the building is a communal drying green. This property would make an excellent starter flat or a buy-to-let investment and early viewing is strongly recommended.

Unit L, Charles Bowman Avenue, Claverhouse Industrial Park, Dundee, DD4 9UB

Telephone: 01382 226602

Fax: 01382 322884

ACCOMMODATION

Accessed by a well maintained communal close and stair. A solid wood door leads into the Hallway which has been laid with laminate flooring. Access to all other rooms within the property can be accessed directly from the Hall. Storage heater. Security entry phone. Walk-in shelved storage cupboard.

Lounge: (4.54m x 3.48m approx.)

Located to the front of the building and overlooking Clepington Road, this bright spacious room is fitted with laminate flooring. Storage heater. Louvre blinds.



Bedroom 1: (3.98m x 3.47m approx.)

This is a good sized Double Bedroom located to the front of the property. The room benefits from a built-in double wardrobe. Carpet. Storage heater.



Bedroom 2: (3.16m x 3.16m approx.)

This room is located to the rear of the building and overlooks the communal drying green. Double wardrobe. Carpet. Storage heater.



Kitchen:

(2.45m x 2.59m approx.)

This room has been tastefully fitted out with modern units and contrasting worktops. Stainless steel sink unit with drainer and tower mixer tap. Plumbed for washing machine. Electric hob and over. Vinyl flooring. Located to rear of property and overlooking the mutual drying green.



Shower Room:

(2.53m x 1.53m approx.) Again located to the rear of the property, this room features a white suite comprising WC, wash hand basin and shower cubicle with electric shower. Lined ceiling with downlights. Tile effect laminate flooring. Heated towel rail. Wet wall lining.



Outside:

To the rear of the tenement is a mutual drying green.



Viewing: By telephoning the owner on 07810 836 726 or by appointment through Robertson Smith, Solicitors, Unit L, Charles Bowman Avenue, Dundee, DD4 9UB (Telephone 01382 226602) with whom all notes of interest and offers should be lodged.

EPC rating: D

Home Report: To access the home report for this property go to www.packdetails.com. The reference is HP763238 and the postcode is DD3 7SY.

Alternatively, contact Robertson Smith, Solicitors, Unit L, Charles Bowman Avenue, Dundee, DD4 9UB (Telephone 01382 226602).

Disclaimers:

Note, all measurement have been taken by a sonic tape measure and therefore may be subject to a small margin of error. While we believe the above details to be correct, no warranty is given and any potential purchaser should satisfy themselves as to the accuracy of the measurements.

While these particulars are believed to be correct and are given in good faith, they are not warranted and any interested parties must satisfy themselves by inspection or otherwise as to the correctness of each of them. These particulars do not constitute an offer or contract or any part thereof and all measurements are approximate.