



Offers Over: £80,000

**44D Court Street Street
Dundee DD3 7QQ**

Andrew G. Manderson & Co.

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Overview

Offered for sale is this three bedroom second floor flat forming part of a traditional stone built tenement block situated in the Stobswell area of Dundee.

The property is well-presented and, while a degree of internal modernisation may be desired to suit the purchaser's personal requirements, provides generously proportioned family accommodation across one level. The bright, spacious lounge and largest bedroom both enjoy easterly aspects, with the remaining accommodation comprising fitted kitchen, bathroom and two further double bedrooms.

Further practical benefits include double glazing, gas central heating and ample integrated storage space.

Outside there is a well-kept communal garden to the rear of the building and on-street parking is available in the vicinity.

Especially appealing to first time buyers and private buy to let investors. Early viewing is recommended.

Location

Convenient for a range of local amenities including shops, primary and secondary schooling, bars, restaurants, Post Office and Medical Centres all within easy distance of the property. Recreational facilities can be found nearby at Dundee International Sports Centre and Baxter Park. Regular public transport services afford straightforward access to Dundee City Centre which hosts two renowned Universities and an extensive variety of retail, leisure and cultural attractions.

Additional Information

Viewing Enquiries

Weekdays 9.00am to 5.00pm – Please contact Solicitor on 01382 200840
Contact Seller (during evenings and weekends only) – 07769 579673

Moveables

The gas cooker and all carpets, floor coverings, curtains and light fittings are included in the price. The washing machine and fridge freezer are specifically excluded.

It should be noted that all room dimensions are given for descriptive purposes only and no guarantee is given as to their accuracy. Prospective purchasers should note that unless their interest in the property is noted with us we cannot guarantee that notice of a closing date will be intimated and consequently the property may be sold without notice. No responsibility is taken for expenses incurred should the property be sold or withdrawn before or after inspection. Disclaimer: Whilst these Particulars are believed to be correct they are not guaranteed by the Centre or the Solicitor and they do not form part of an offer to sell.

Home Report Valuation: £80,000

Access the [Home Report](#)

EPC Rating - C Council Tax Band - B

Room Dimensions

Entrance Hall	21'6" x 3'10"	6.55m x 1.17m
Lounge	13'8" x 9'5"	4.16m x 2.87m
Kitchen	11'6" x 11'5"	3.50m x 3.48m
Bathroom	11'0" x 5'9"	3.35m x 1.75m
Front Bedroom	13'4" x 11'5"	4.06m x 3.48m
Rear Bedroom 1	11'3" x 8'11"	3.43m x 2.72m
Rear Bedroom 2	11'7" x 8'3"	3.53m x 2.51m



Accommodation

Entrance Hall

Solid timber front door. Fitted carpet. Radiator. Light fittings. Wall-mounted electric meter/fusebox. Smoke alarm. Two walk-in storage cupboards.

Lounge

Large east facing window with curtain rail and curtains. Fitted carpet. Radiator. Light fitting. Smoke alarm. Wall-mounted gas fire. Wall press.

Kitchen

Fitted wall and base units incorporating granite effect worktops, stainless steel sink and drainer. Splashback tiling. Laminate wood effect linoleum flooring. Slot-in gas cooker with four-ring hob and concealed overhead extractor hood. Plumbed for washing machine with space for further appliance. Striplight. CO and heat alarms. Wall-mounted combi boiler. Sliding door to pantry/walk-in storage cupboard. West facing louvred window.

Bathroom

Three piece suite comprising WC, wash hand basin and bath with electric shower over. Full wetwall lining and laminate flooring. Wall mirror. Heated towel rail. Light fitting. Louvred frosted window.



Front Bedroom

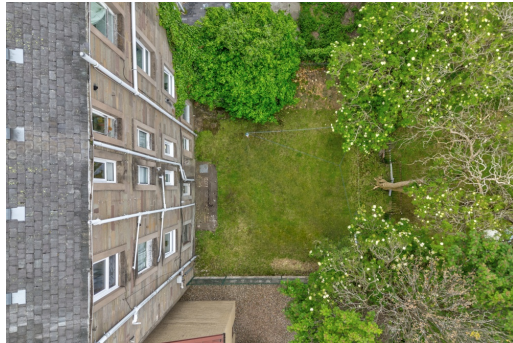
East facing window with curtain rail, curtains and storage cupboards under. Fitted carpet. Radiator. Light fitting. Wall-mounted gas fire. Built-in wardrobe with overhead storage. Wall press.

Rear Bedroom 1

West facing window with curtain pole, curtains and storage cupboard under. Fitted carpet. Radiator. Light fitting. Shelved wall recess.

Rear Bedroom 2

Small west facing window with curtain rail and curtains. Fitted carpet. Radiator. Striplight.



SECOND FLOOR
90.0 sq.m. approx.



TOTAL FLOOR AREA: 90.0 sq. m. approx.
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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