



MICHAEL A. BROWN

— Solicitors & Estate Agents —



72 King Street, Dundee, DD1 2JB

Offers Over **£115,000**



- Ground Floor Flat
- Fully Modernised
- Move in Condition
- 10 Minutes from Town
- Combi GCH; UPVC DG
- Lounge/Diningroom
- Modern Kitchen
- 2 Double Bedrooms
- Quality Shower Room
- Patio Garden

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This self contained GROUND FLOOR FLAT forms part of a two story block of similar style flats in an attractive modern development just ten minutes walk from the City Centre. The flat has been decorated and finished to a high standard and benefits from combi gas central heating and replacement UPVC double glazed windows and doors. A feature of the lounge are the large patio doors which lead out onto the private and enclosed south facing patio. The property has it's own external rear door and is in move in condition.

ENTRANCE HALL

UPVC rear entrance door. Walk in cupboard housing combi gas boiler. Three additional cloaks/storage shelved cupboards. laminate flooring.

LOUNGE/DININGROOM

A spacious and comfortable lounge with rear dining area. Double glazed patio doors lead out onto the enclosed south facing patio.

KITCHEN

Fully fitted with modern white gloss wall and base units and light grey worktops. Under wall unit lighting. Tiled splash back. Integrated electric hob, oven and stainless steel chimney filter. White carbonate 1 ½ bowl sink with drainer and pillar spray tap. Plumbed for and including automatic washing machine. Upright fridge freezer. Laminate flooring. Window overlooks the patio. Extractor fan.

DOUBLE BEDROOM

Window overlooks the front of the property.

DOUBLE BEDROOM

Window overlooks the rear of the property.

SHOWER ROOM

Fitted with quality vanity unit incorporating white wash hand basin. Toilet. Large walk in shower area with glazed screens and thermostat shower. Rain shower and body spray shower fittings. Full wall tiling. The rest of the shower room is tiled to dado height. Parador style ceiling with recessed downlights. Opaque window.

PATIO

The south facing patio is enclosed by walls and laid out with paving slabs. A secluded and sunny location.

EXTRAS

Integral kitchen appliances, automatic washing machine, fridge freezer, carpets, curtains, and light fittings.

LOCATION

King Street leads down to the Wellgate Centre.

EPC – C

HOME REPORT VALUATION - £115,000





ACCOMMODATION

(All measurements are approx.)

Lounge/Diningroom	16'4" x 11'2"	(5.00m x 3.40m)
Kitchen	11'0" x 6'6"	(3.35m x 2.00m)
Double Bedroom	12'8" x 8'9"	(3.90m x 2.70m)
Double Bedroom	8'9" x 8'9"	(2.70m x 2.70m)
Shower Room	6'2" x 5'2"	(1.90m x 1.60m)

GROUND FLOOR
58.0 sq.m. approx.



TOTAL FLOOR AREA: 58.0 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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These particulars are prepared in good faith but are not warranted and do not form part of any contract.
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