



**MML Law**

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**01382 206000 DUNDEE CITY | ANGUS | FIFE**

82 Mains Drive, Dundee, DD4 9BW

Offers Over  
£130,000



***"Excellent Schools Within Walking Distance,  
Excellent Bus Service & Great Central Location"***

Accommodation: Entrance Hall, Lounge, 2 Double Bedrooms, Dining Kitchen, Shower-Room, Double Glazing, Gas Central Heating, Shared Gardens, Private Parking Space.



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# 82 Mains Drive, Dundee, DD4 9BW

## Description

Immaculately presented, spacious upper floor apartment in a prime central location to the north of Dundee City Centre. The subjects are in walk-in condition and comprise, carpeted staircase to upper landing with all accommodation off. Storage cupboard.

Spacious, bright lounge offering comfortable living space, Modern kitchen fitted with ample base and wall units, co-ordinating work surfaces and splashback. Integrated oven and hob, free standing washing machine and fridge freezer. Ample space for table and chairs. The bedrooms are spacious doubles, with fitted wardrobes. The shower-room is fitted with a modern two-piece suite, fitted furniture's and walk-in shower cubicle with mixer shower. The property benefits from gas central heating and double glazing throughout. Mutual garden grounds to the front and rear. Private parking space to the front of the property.

Included in the sale are all carpets and floor coverings, window blinds where fitted, integrated oven and hob, washing machine and fridge freezer.

Excellent opportunity to acquire a ready to live in property suited to a variety of buyers including retirement purchasers. The property may also appeal to investors looking for "Buy to Let" opportunities in popular locations.

Internal viewing of this property, which is in walk-in condition, is highly recommended.

## Area

This is a great opportunity to purchase a well-proportioned upper floor apartment located within a popular and established residential area. The location allows ease of access to a wide range of amenities including schools, local shops, Dundee College and commuter bus services. In addition, the property is conveniently located for access to the Kingsway with its wealth of retail and business outlets.



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## Viewing

By appointment through Solicitors on 01382 206000. Alternatively for evenings and weekend telephone 07810 336770.

## Home Report

Contact Solicitors for a copy of the Home Report.

## Accommodation

Lounge	14'6" x 12'10"
Kitchen	11' x 9'2"
Bedroom 1	13' x 9'8"
Bedroom 2	10'2" x 9'8"
Bathroom	6'11" x 6'1"



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## FIRST 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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