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**Solicitors**  
**7-9 South Tay Street**  
**Dundee**  
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**(DX DD125)**

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**1C Wellington Street, Dundee, DD1 2QA**

**Offers Over £110,000**

## **Accommodation: - Hallway, Lounge, Kitchen, 2 Double Bedrooms, Bathroom, Shared Drying Area.**

Spacious two-bedroom first floor flat situated close to Dundee City Centre. Local amenities close by include primary and secondary schools, shops and bus routes. A wide range of amenities including cafés, bars, restaurants and shops are within walking distance.

The subjects benefit from generously proportioned rooms, original features and gas central heating. There is a low maintenance shared drying area to the rear. Included in the sale will be all fitted carpets, floor coverings and blinds.

### **Hallway**

Entering through front door into panelled hallway with light fitting, large linen cupboard, cornicing, radiator, carpeted.

### **Lounge (17'7 x 14'1)**

Bright, spacious south facing lounge with large window, radiator, storage alcove, cornicing, light fitting, carpeted.

### **Kitchen (14'4 x 12'1)**

Spacious fitted kitchen with ample wall and base units and co-ordinating work top surfaces, stainless steel sink and drainer, electric oven and gas hob, cooker hood, light fitting, radiator, window, three large larder-style cupboards, vinyl flooring.

### **Bedroom 1 (15'4 x 14'4)**

Generously proportioned main bedroom with two large windows, light fitting, fitted wardrobe, radiator, carpeted.

### **Bedroom 2 (16' x 9'8)**

Second double bedroom with window to side of property, radiator, fitted wardrobe, light fitting, carpeted.

### **Bathroom (10'1 x 5'2)**

Fully tiled bathroom with three-piece white suite consisting of w.c., wash hand basin in vanity unit, and bath with electric shower over, radiator, light fitting, window, vinyl flooring.

### **Outside**

To the Rear: Mutual drying area and Bin Store.

*All measurements are approximate.*

Whilst these particulars are believed to be correct and are given in good faith, they are not warranted and any prospective purchasers must satisfy themselves as to the accuracy thereof. These particulars do not constitute part of an offer or contract of sale. All dimensions are approximate only. Prospective purchasers should note that their interest in the property must be communicated to and noted by the selling agents to ensure that they are informed of any closing date for offers. The sellers retain the right to sell or withdraw the property at any time.

### **Viewing**

**By appointment. Contact Solicitors on 01382 204625 or Owner on 07776 296 983 or 07774 277 245.**

### **EPC Rating – C**

**Home Report available at –**

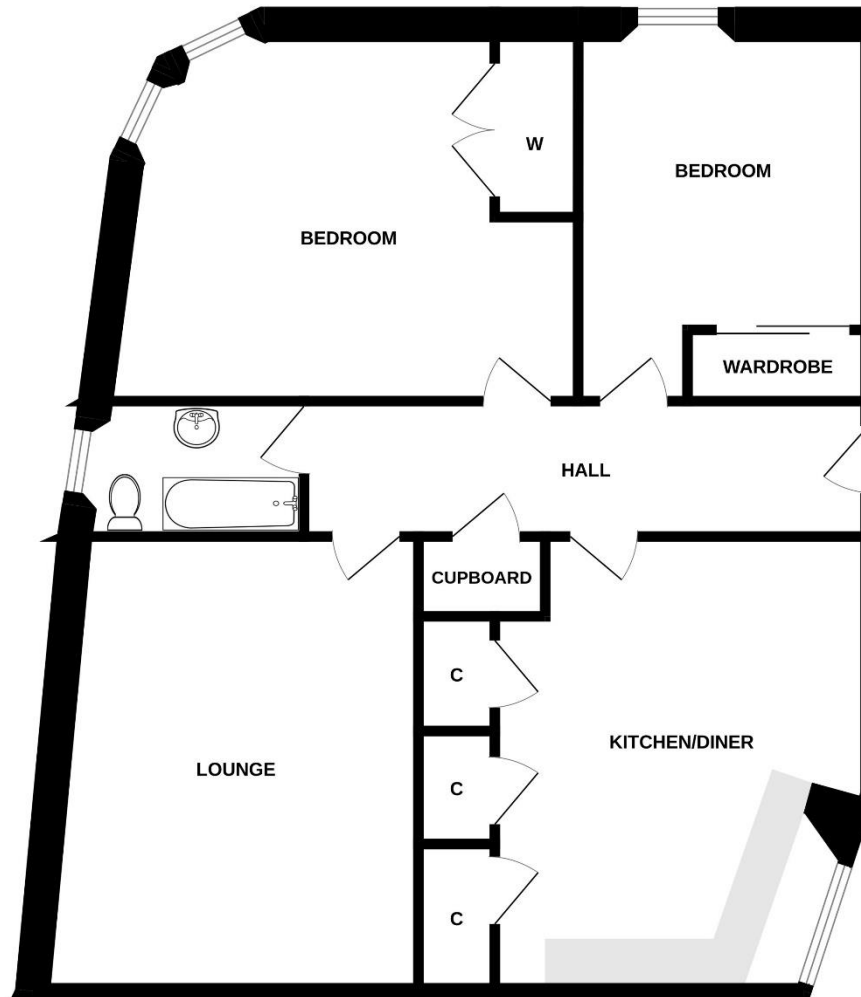
<https://homereports.survpoint.co.uk/736z4acmr9>







FIRST FLOOR



FLOOR PLAN

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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