



Dundee, DD3 6RA
54 MORTIMER STREET
2 BEDROOM TOP FLOOR FLAT

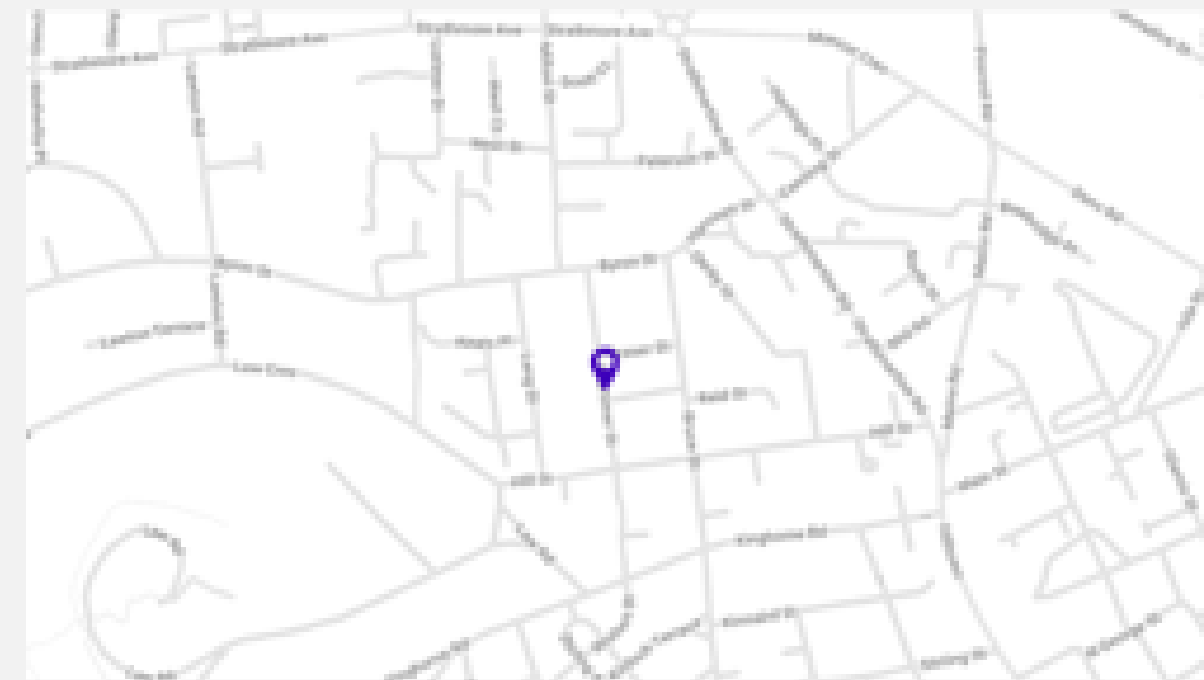
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OFFERS OVER **£95,000**

- Lounge
- Kitchen
- Shower Room
- 2 Double Bedrooms
- Double Glazing
- Gas Central Heating
- Front & Rear Gardens

EPC: C

CTB: B



THE PROPERTY

Located near the foot of The Law this attractive two bedroom upper floor flat would make the ideal purchase for buyers. These main door properties have an area of private garden, a large shared drying green and spacious rooms throughout. Accommodation comprises a spacious lounge with bay window, kitchen, shower room and two double bedrooms. The home is fully double glazed and features a high efficiency gas central heating system.

Entering the property through the main door access to all rooms is via the internal stairway, the shower room lies to the right at the top of the stairs whilst double bedrooms are located with one to the front of the home and another to the rear. The lounge has a lovely open outlook from the bay window, with the spacious kitchen off and to the rear.

The flat requires a certain amount of cosmetic upgrading, which is reflected in the asking price. This would make an ideal purchase for singles, couples and investors, with a strong rental market in the Dundee area.



ACCOMMODATION

INTERNAL

- Traditional Hall – with stair to upper floor
- Lounge – 16'7" x 12'5" – into bay
- Kitchen – 11'7" x 7'4" – with gas boiler
- Bedroom 1 – 12'10" x 9'10" – front facing
- Bedroom 2 – 11'7" x 10'4" – rear facing
- Shower Room – with mains pressure mixer shower

EXTERNAL

Accessed via gated fence the front area of private garden has been well maintained and features a mixture of shrubbery. The rear gardens feature a large mutual drying green but additionally each property has its own plot within the gardens. The plot that goes with the flat features a greenhouse and a mixture of planted shrubbery.

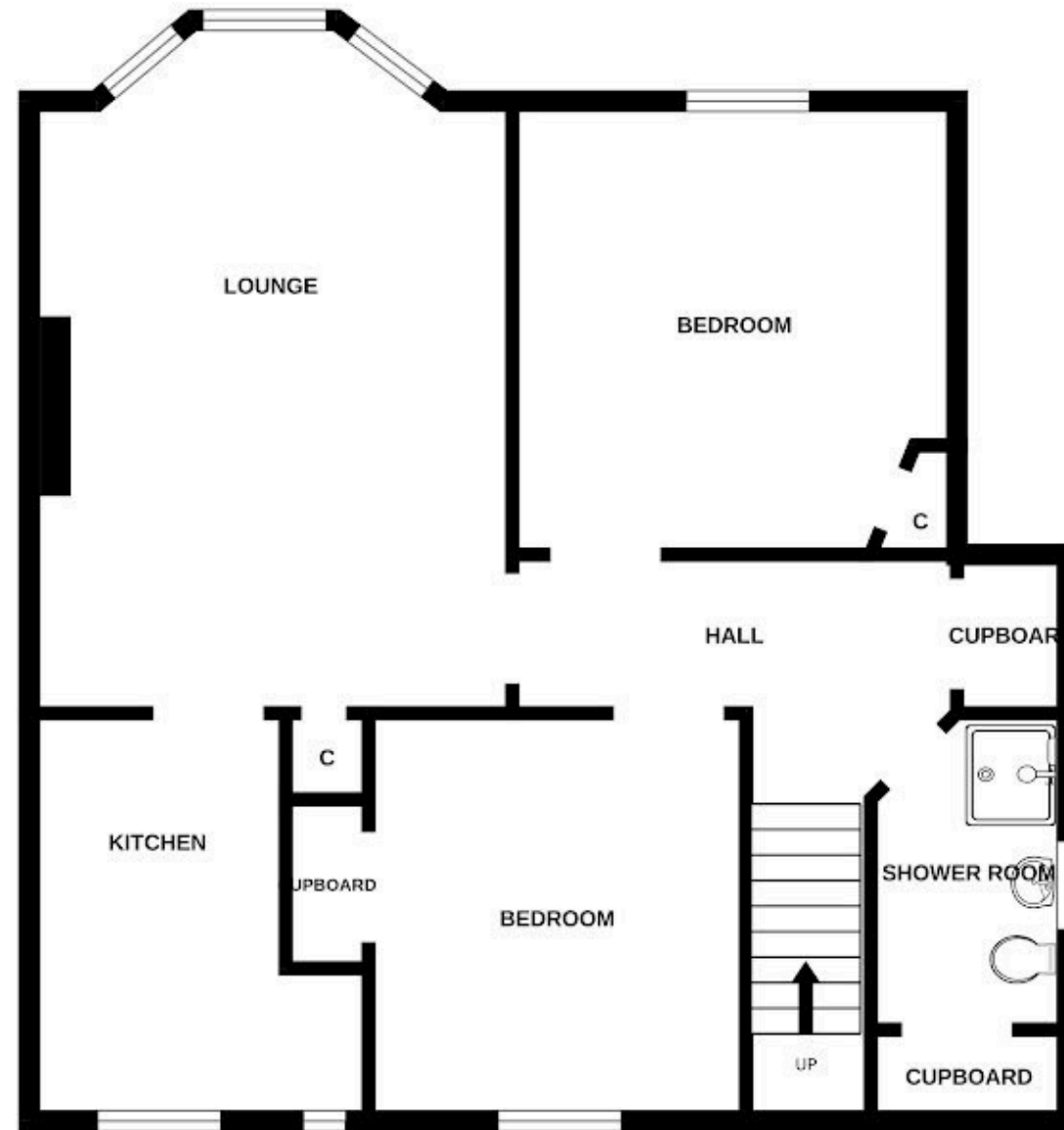
This flat offers the buyer the opportunity to carry out cosmetic improvements which will, no doubt, increase the value of this spacious property. This has been fairly reflected in the asking price of the flat, which does feature major upgrades of double glazing and high efficiency gas central heating having already been completed.

The property is habitable and everything within the flat is fully functional, if a little dated in places.



FLOORPLAN

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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HOME REPORT

The Home Report is available through the TSPC website

VIEWING REQUESTS

Please contact the Property Department
T: 01382 201010
E: propertyreception@ross-strachan.co.uk

EXTRAS

The unused gas cooker is to be included in the asking price

There is currently a stair lift fitted within the flat. At the choice of the buyer this can be easily removed if required but does make the flat a possible option for those with restricted mobility.

Certain extras may be available by separate negotiations



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