



MICHAEL A. BROWN

— *Solicitors & Estate Agents* —



Flat 4, 90 Baxter Park Apartments, Dundee, DD4 6NR

Offers Over **£130,000**



- Top Floor Flat
- Modern Build
- Views of Baxter Park
- Car Parking Space
- Mutual Gardens
- Combi GCH; UPVC DG; Secure Entry
- Lounge
- Dining Area
- Kitchen/Dinette
- Double Bedroom
- Double Bedroom
- Bathroom

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This modern TOP FLOOR FLAT is situated in an architecturally designed building of apartment properties close to Arbroath Road. The flat enjoys open views over Baxter Park. There is an attractive mutual entrance, stairway and the flat benefits from combi gas central heating, double glazed windows and it's own dedicated car parking space. There is enclosed mutual garden and drying area. Private car park space within the secure entry carpark. The building and open areas are factored to ensure a high standard of maintenance.

ENTRANCE HALL

Cloaks/storage cupboard. Laminate flooring. Entry phone. Alarm panel.

LOUNGE

Window overlooks the Arbroath Road. Laminate flooring. One wall mirrored.

KITCHEN

Fully fitted with gloss white wall and base units. Integral stainless steel gas hob, electric oven and concealed filter. Wall mounted combi gas boiler. Inset stainless steel 1 ½ bowl sink with drainer and mixer tap. Large breakfast bar. Tiled floor. Windows overlook the rear and side of the building.

DINING AREA

Adjacent to kitchen. Tiled floor. Views over Baxter Park.

DOUBLE BEDROOM

Two built in double wardrobes with mirror sliding doors. Windows overlooks the front and side of the building. Laminate flooring.

DOUBLE BEDROOM

Built in double wardrobes with mirror sliding doors. Windows overlooks the front. Laminate flooring.

BATHROOM

Wall tiled to dado height White three piece suite. Tiled above bath and shower over bath. Tiled floor.

CAR PARKING SPACE

Dedicated car parking space in secure entry car park.

GARDENS

Attractive mutual garden and drying area.

EXTRAS

Included are all integral and white kitchen appliances.

LOCATION

Access form bottom of Baxter Park Terrace.

EPC – C

HOME REPORT VALUATION - £130,000



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ACCOMMODATION

(All measurements are approx.)

Lounge	16'1" x 14'8"	(4.90m x 4.50m)
Kitchen/Dinette	9'5" x 9'4"	(2.90m x 2.85m)
Dining Area	8'9" x 8'0"	(2.70m x 2.45m)
Double Bedroom	13'5" x 10'2"	(4.10m x 3.10m)
Double Bedroom	9'8" x 9'5"	(3.00m x 2.90m)
Bathroom	7'9" x 6'6"	(2.40m x 2.00m)

SECOND FLOOR
73.0 sq.m. approx.



TOTAL FLOOR AREA: 73.0 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 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.
Made with Metropix 10/2014

These particulars are prepared in good faith but are not warranted and do not form part of any contract.
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