



MICHAEL A. BROWN

— Solicitors & Estate Agents —



16 Pitfour Street, Dundee, DD2 2NW

Offers over **£53,000**



- Ground Floor Studio Flat
- Kitchen/Dinette
- Elevated Situation
- Livingroom/Bedroom
- Fully Modernised
- Bathroom with Shower
- Near City Road
- Combi GCH; UPVC DG

This modernised GROUND FLOOR STUDIO FLAT benefits from an elevated position from the pavement with front door access. The flat has been newly redecorated and flooring and with an upgraded kitchen and bathroom. There is combi gas central heating and replacement UPVC double glazed windows. There is a well maintained and enclosed rear mutual grass/drying area. The property is near to City Road and within walking distance of Dundee's Universities.

ENTRANCE HALL

Double cloaks cupboard. Vinyl floor coverings.

KITCHEN/DINETTE

Newly fitted with modern gloss white wall and base units and granite effect worktops. Integral gas hob, electric oven and filter hood above. Inset stainless steel sink with drainer and mixer tap. Plumbed for automatic washing machine. Wall mounted Worcester gas boiler. Space for fridge/freezer and small dining area. Vinyl floor coverings. Window overlooks the front of the property.

LIVINGROOM/BEDROOM

Brick fireplace. Storage cupboard. Built in double wardrobe. Window overlooks the rear

BATHROOM

Full wet walls and vinyl flooring. White three piece suite. Thermostat electric shower over bath. Extractor fan.

OUTSIDE

An enclosed and sunny rear mutual grass/drying area. On street car parking outside the property.

EXTRAS

Included are all floor coverings and integrated kitchen appliances.

LOCATION

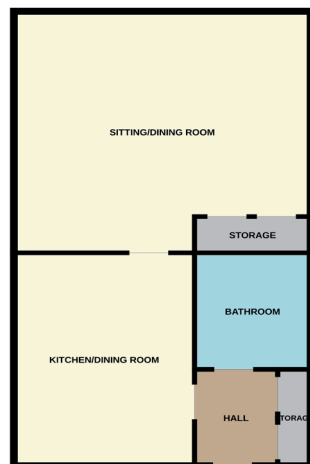
Off City Road.

NOTE

A copy of the timber specialist report is available from us.

EPC – C

Home Report Valuation -
£55,000



ACCOMMODATION

(All measurements are approx.)

Kitchen Dinette	12'6" x 8'7"	(3.85m x 2.65m)
Livingroom/Bedroom	14'2" x 10'7"	(4.34m x 3.27m)
Bathroom	7'4" x 5'1"	(2.27m x 1.56m)



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



MICHAEL A. BROWN
— Solicitors & Estate Agents —

17 South Tay Street, Dundee DD1 1NR (DXDD135)

Telephone: 01382 204242

Email: law@michaelabrown.co.uk

property@michaelabrown.co.uk